**MINUTES OF MAY 20, 2019, BOARD MEETING**

**MEADOWPOINT TOWNHOUSE ASSOCIATION**

Meeting was called to order at 4:30pm at 2032 Elm Circle.

Present: Boeckman, Freise, Jennings, Mark Gisch, Hanson and Milburn.

**Minutes:**

April 18, 2019 Regular Minutes were presented for approval, after being send via E-Mail. There were no corrections or additions. Motion to accept as presented by Jennings; Seconded by Freise. All Ayes. Motion Carried

**Treasurer’s Report:**

April 18, 2019 Financial Reports, having been sent via E-Mail were presented for approval. As the end of April Board Treasurer Freise reported that we were at 33.3% of the budget. Our interest income is up, as are our expenses *re: cable fees, and professional fees for the LOMA’S*. Income is down. We have several more Ash trees to remove and will replace some of them, will re-schedule some of the 2020 concrete projects and have them done in 2021. The cost per square foot has gone up to $10.00/sq. foot for the 2020 cement. Treasurer Freise wants the Board to be cognizant, that we will need to replace our roofs and, at some point in the future, we will need to paint all the buildings. He updated the Board on the LOMA progress from Shive Hattery. The engineering authorities will be out to do the survey on the properties in question. They will survey the lowest elevation of the 8 houses *(new this year to the FEMA Flood Plain)* and since we already have 5 properties in that area that have been approved for the LOMA, there should be no reason the 8 new properties will not also be approved for LOMA. This would negate the need for these homeowners to buy Flood Insurance. Motion to accept Financial Reports by Jennings; Seconded by Hanson. All Ayes. Motion Carried

*Financial Reports now become part of the Minutes*

* 4:45pm Sue Fouche of 1912 Maple Circle came to address the Board.

She had concerns about the condition of her two trees. One is a Bradford Pear and the other is an Ash tree. The Ash tree does not look bad now, but it does have the Emerald Ash Borer; and when we have some hot weather, it will begin to show signs of stress. The dead Pear tree cannot come out, unless they remove the Ash Tree. There is not enough space to remove only one of the trees, and it would be cost effective to remove both trees at the same time. A replacement tree is slated to be put back in. PM Gisch explained about the 2 trees and told her he would take a look at the back yard lawn and her downspouts. She commented on the ruts in her lawn; she thinks were caused by the riding lawnmowers when the ground was wet. Steve and Larry will take a look at said problem. She thanked the Board and left.

**Ground/Maintenance Report:**

* Maple Circle Ash trees are about 50% dead, and will be taken out. On Elm Circle the remaining Ash Trees don’t look that bad, and will be taken out next year.
* Water Main leak. Rhiner Plumbing and the city of West Des Moines have located the leak near the curb stop. They will begin the repair; and before the pit is filled in, the City will inspect to make sure the leaking has been stopped and the repairs satisfactory to both parties. Estimated cost is $5,000. We will ask for a bid, and the dollar amount might be lower. The curb stops in the driveway will be replaced.
* Roof leak was the bathroom vent going out through the roof. Hedberg and Son has made the repair. Someone from our PM Crew will touch up the textured ceiling where stained. Homeowner is satisfied with solution.
* Second treatment of pre-emergency has been applied to our lawns, applied a chemical spray for weeds, and the creeping Charlie was also treated.
* When the Board members and our PM did a walk about of our property they checked on gutters, siding, soffit vents, and other ventilation problems. They did notice some of the corners of our buildings were being chewed by squirrels. A touch up paint repair will be made. There were some loose or missing shingles on the dormer’s roof. The shingles will be replaced and others fastened down. Repairs will be made where needed.
* Entrance sign will be painted. This will be done after tulips bloom and before flowers are planted in the boxes.
* Mailboxes pavers that were in dis-repair have been replaced with cement.
* The bench near the mailboxes has been repainted, Thank you Larry Hanson.
* PM Gisch was asked about whether or not we could use Native Trees for some of our replacement trees? There are some pros and cons in using Native Trees. PM will research and see what is available, and what species would be appropriate for our property
* Was approved to have a tree planted in the backyard. PM Gisch will select a proper tree for the area and have it planted.
* Problem property will be turned over to our attorney. We have sent the letter informing property owner that per day fines are in place. There has been no corrective measures taken to clean up the property at present.
* Property with the interior water damage. The Board has approved paying the homeowner her $500 deductible on the insurance claim. Motion by Hanson and Seconded by Milburn. All Ayes. Motion Carried. *(supporting documents attached to minutes)*

**New Business:**

2018 Audit report from Carol Cowling, Dee Shell, and Pat Hill was presented for approval by the Board. After some discussion about creating some guide lines for future Audit Committee Reports; Motion by Hanson and Seconded by Freise to approve 2018Audit Report. All Ayes. Motion Carried. The Board thanks the audit committee for a good job.

 *(2018 Audit Report now becomes part of the Minutes)*

**Communications:**

Will send out a blast-e-mail about the city of West Des Moines date for curb side service for clean-up.

There being no further business, Motion by Jennings to adjourn and Seconded by Freise. All Ayes. Motion Carried. Adjourned at 5:45pm. Next regular Board meeting is set for

June 17th, 2019.

Phone numbers for these Board Members are in your copy of our Membership List.

**Steve Boeckman 2032 Elm Circle**

**Kent Freise 1911 Elm Circle**

**Larry Hanson 1902 Elm Circle**

**Kay Jennings 1925 Elm Circle**

**Kristine Milburn 2044 Elm Circle**

 **Property Manager Phone Number 633-7151**

Respectfully submitted

Kay Jennings