

MINUTES OF JUNE 17, 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:

May 20, 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 Hanson; Seconded by Freise. All Ayes. Motion Carried

Treasurer's Report:

May 20, 2019 Financial Reports, having been sent via E-Mail were presented for approval. We have some large expenses this month, with concrete projects, tree removal/planting and the water leak issue on Maple Circle. Board Treasurer and our CPA are aware of these expenses and will monitor. Motion to accept Financial Reports by Jennings; Seconded by Hanson. All Ayes.

Motion Carried

Financial Reports now become part of the Minutes

Ground/Maintenance Report:

- Elm Circle PM Gisch and the Board noticed some landscaping which is on common ground. The Board President will visit with the homeowner about removing said landscaping and return the common ground to its original condition. The problem created from planting on common ground is lawn care and snow removal access. There can be no landscaping unless you have submitted a written diagram with specifics to the Board for approval prior to beginning the project. The Board will either accept your proposal or reject it. As stated in our ByLaw/Covenants there is to be nothing added or taken away from the Associations Common Grounds. *(without permission)*
- Some of our trees are stressed because of the weird weather; PM Gisch is monitoring the situation and will keep the Board abreast of the issue.
- Condensation issue on Maple Circle; PM and his crew have corrected the problem and will paint the ceiling where stained.
- Bathroom roof vent leak on Maple Circle, has been repaired and ceiling textured.
- Will be replacing some blocked soffit vents which have caused problems with condensation. One unit had new vents installed, but over the old one; this will be corrected.
- Maple tree in backyard is dying. This tree will be removed and a replacement will be planted. The tree is situated on common ground. No specific time frame was discussed.

Ground/Maintenance Report Cont'd:

- As discussed earlier, the replacement trees purchased at Timberline Nursery should be here and planted by the end of June. There is a mixed variety of container trees, the nursery personnel will plant them in the marked locations.
- Some shingles where the roof and soffit meet needs to be replaced. Will match the color to our original shingles as close as possible.
- HO on Elm Circle installed a storage space above the garage ceiling. HO is going to install some ventilation on the backside of the garage, needed to keep the heat build-up from deteriorating the siding and shingles. He is responsible for the expense and maintenance. On the front side of the garage, where there is already a square protrusion on the gabled end, he will vent the bottom of this structure for additional ventilation.
- PM received a written request from a HO on Elm Circle. She wanted 2 trees trimmed, and 2 bushes, plus connecting her dryer vent. It was determined the 2 trees were Association responsibility, and PM Gish will take care of this; but the 2 bushes are within the HO's 30" and is the responsibility of the Homeowner. PM Gish will have his crew vent the dryer vent to the outside.
- Had a request to check out the attic for critters, Wildlife Control will come take a look.

Old Business: LOMA's were discussed, Board Treasurer Freise visited with the Shrive-Hattery engineer about progress on our flood plain exemption; hopefully they will be surveying the elevation again and should have answers yet this week. We have 8 new properties involved with this exemption.

Maple Circle update: progress is being made, albeit slowly, but still has a lot to do yet. Workers were observed working on cleanup in the backyard. An invoice will be sent to HO showing the fine she has incurred; 15 days @ \$10.00/per day.

New Business:

Sent out a Blast E-Mail to all homeowner's about not doing any landscaping without approval from the Board. The city of West Des Moines has an ordinance as well as our Association that if you walk your dog or cat you must pick up after them...whether on our Association property or outside our area. Also with this Blast E Mail is a link to the updated information about our Association including updated of homeowners'. There was a request for a "Little Library" where homeowners could exchange books. It will be located near the Bulletin Board. The Board will monitor the activity and determine whether it will continue or be eliminated. The topic of outside garage lights were mentioned. The Board request that, when the homeowner's need to replace their garage lights, they choose something that is similar with what they have now (*color, size and shape*) This will help keep our uniformity consistent throughout the Association. Board member Hanson advised the Board some of the original windows may have rotten sills, and other rotten areas around the frame work. Even if you are not replacing windows in your unit, you might want to check the framework.

He was just doing a FYI.

Communications:

See New Business

There being no further business, Motion by Jennings to Adjourn and Seconded by Freise. All Ayes. Motion Carried. Adjourned at 5:45pm. There was a conflict with the next regular Board Meeting date of July 15, 2019; it was moved to Monday July 22nd, 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