

MINUTES OF JULY 22, 2019, BOARD MEETING

MEADOWPOINT TOWNHOUSE ASSOCIATION

Meeting was called to order at 4:20pm at 2044 Elm Circle.

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

In the audience. Tammie Jensen.

Minutes:

June 17, 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 Freise; Seconded by Hanson. All Ayes. Motion Carried

Treasurer's Report:

June 17, 2019 Financial Reports, having been sent via E-Mail were presented for approval. The Board Treasurer and our CPA may have to transfer monies from our Money Market account to our checking account. As stated last month, we have had some high-end expenses. 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:

- Water leak on Maple Circle has been completed. Repairs are needed on the inside basement area consistent with the water leak. Will sod the area where digging occurred, re-do and adjust the slope for the downspouts on the garage. Homeowner will water the sod.
- Will re-seed some stump areas in the fall.
- Trees that show signs of a fungus, will be treated and fertilized in the spring.
- Mulch around new trees w/fertilizer stakes. Was tabled at this time. It is thought that if we do mulch it will take about 40 bags with an estimate cost of \$400-\$500.
- Trimming hedges, bushes and trees on the Association's property. Will check to see if the bike path needs some attention.
- The cost of pruning this Ash Tree at this address, will be shared by the Association and the Homeowner. Extreme Tree will trim this tree, when they are scheduled for other tree removals on our property. This will save a trip charge.
- Gutter and downspout cleaning is on-going.
- Hegberg Roofing will come and evaluate several problems: 1) why are we getting so much grit off our shingles and collecting in the gutters 2) shingles that are loose or missing in and around the dormer area, 3) wavy shingles and uneven (sheeting) located on the backside of unit @ 1910 Elm Circle.

Ground/Maintenance Report cont'd:

- Broken basement egress window. Glass has been replaced and the window fixed/sealed.
- Downspout problem/drainage on the garage. The dying Ash Tree on this property will be removed, and while they are doing that, the homeowner wants the birch tree from the courtyard removed as well. PM Gisch will take a look at the drainage problem and correct once the Birch tree has been removed.
- Ceiling texturing will be scheduled and all the affected ceiling will be done at one time.
- PM Gisch reported that a white window air conditioner was installed in an upper window above the courtyard. Discussion followed on what to do, and how to do it. The MPTH Articles do not allow this addition as it detracts from the overall appearance of our property.

Communications:

A Blast E-mail was sent out for MPTH residents covering the following items:

1). There will be information/instructions about our new tree planting which will take place the week of July 22nd.

2). Landscaping of Common Areas, prohibited unless special permission has been granted by the Board. Then the homeowner is responsible for the maintenance or if neglected the expense of putting it back to its' original status.

3). Landscaping within 30' from each unit. In order to maintain overall appearance of the development; homeowners are asked to make them visually appealing, and if you want to landscape the courtyard, submit a plan to the Board, before you begin, for approval.

A Blast E-mail will go out to the 11 homeowners who had new trees planted in their areas. Watering instructions will be included. We need to pay close attention to these new trees for the next couple of years to keep them healthy. They are a good addition to our overall appearance and they look great!

New Business:

LOMA/FEMA; progress on the exemptions for the 8 new properties that were added to the FEMA Flood Plain has been slow. The new elevations need to be surveyed before any exemption can be issued. Mortgage companies are quite insistent that homeowner's with mortgages' buy flood insurance. The engineer performing the LOMA is having difficulty determining the flood elevation, the city of West Des Moines hired a different engineering company to do a flood survey after the drainage upgrades were completed in the Fairmeadow Park northwest of MPTH. To date, they have not assigned a flood elevation therefore, our engineer cannot complete the LOMA assessment.

New Business Cont'd:

The Architecture/Grounds Committee made a recommendation to the Board from a homeowner at 2005 Elm Circle that wants to add plants to both sides of her driveway and add/re-arranged brick's between her courtyard and the sidewalk.

After serious discussion, the Board has decided NOT to allow this landscaping on the Common Area. Motion by Hanson to not allow any landscaping projects on the Association Common Ground and Seconded by Jennings. All Ayes. Motion Carried. Homeowner will be advised of the Board's decision.

The mini-library will be located by the bench near our entrance. Again, this will be monitored for 1 year. The Board will then make a decision whether to keep it or not. Lynn Gossen has agreed to be the librarian.

Round table discussion on revising covenants to reflect current status of property, protocol for homeowners when they want to make changes, and consequences if they do not follow the rules.

President Boeckman asked for a Nominating Committee. Up for re-election are Kristin Milburn, Kay Jennings and Larry Hanson. Board Members Hanson and Jennings are not seeking re-election.

Board discussed on what could be done when personal landscaping around our Association was no longer maintained. Perhaps, the original homeowners can no longer maintain the area, or the new owner has no interest in maintaining the area. If the latter is the case, the previous homeowner and/or estate are liable for the cost incurred to establish Common Ground back to the original status. According to our Covenants, By-Laws, along with our Rules and Regulations, the Association will restore the landscaped area back to the original status. Responsibility for cost rests with the homeowner.

There being no further business, Motion by Hanson to Adjourn and Seconded by Freise. All Ayes. Motion Carried. Adjourned at 6:20pm. The next regular Board Meeting date of August 19th, 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