

# MINUTES OF AUGUST 19, 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.  
In the audience. Judy Palmer and Helenjean Wallaser.

President Boeckman asked Judy Palmer (1920 Elm) to state her concern. Palmer would like a tree planted close to the deck. She says the area in the backyard between Palmers and Bakers is an open space, and the tree would fit nicely in that area. PM Gisch said he had a Snow Crab tree, (fruitless) and because it is slightly smaller he feels it would fit the area nicely. The Board will discuss and let the homeowner know of our decision. PM will call ONE CALL to locate any underground cables before planting.

Helenjean Wallaser (2005 Elm Circle) stated her case of why she would like to have the bricks left in place next to her courtyard. It was explained to her the bricks and where she wants them, would impact the efficiency of law mowing/snow removal and the planting alongside her driveway will also need to be removed. After bricks and plantings are removed, PM Gisch will add some top soil, and re-seed the area. He will fertilizer and do fungus treatment for the new grass. The homeowner will see to the watering. It was also discussed that maybe, in this case, we could sod the area. PM will decide. Another point Wallaser brought up, was why not use some self-propagating ground cover especially where the grass is not doing well. That idea was not accepted for various problematic reasons in the nature of ground cover getting out of control. She also asked if there could be a Garden Club formed. They could help pull weeds and general clean up in some unsightly area of our Common Ground. President Boeckman gave permission for her to see who might be interest in this club. Both ladies left the meeting.

### **Minutes:**

July 22, 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:**

June 17, 2019 Financial Reports, having been sent via E-Mail were presented for approval. Discussed was the budget, we have some expense outstanding yet; Plumbing expense of \$9,000 and some lawn treatment and brush cutting of \$\$4,000-\$5,000 and a roof repair that needs immediate attention of \$800. 59.6% of the Budget has been spent to date. Motion to accept Financial Reports by Hanson; Seconded by Jennings. All Ayes. Motion Carried

*Financial Reports now become part of the Minutes*

### **Ground/Maintenance Report:**

- 2 garage foundations need repair. PM Gisch explained the water problem was caused by large amounts of rain coming too fast. He will pour a reinforcement next to the foundation so that the cinder blocks do not shift over time around the perimeter then connect it into the downspout at the front of the garage. Homeowner is fine with this solution.
- The second property is a matter of tuck-pointing the garage blocks and sealing.
- Homeowner has concerns about mushrooms growing where an old tree stump was in their courtyard. Since it is in the courtyard, the responsibility of not letting the dog eat the mushrooms, falls with the homeowner.
- There will be some fall seeding done, especially where bushes were removed, and over the tree stump area.
- The window well/egress window has been repaired.
- Last month, we tabled the item to mulch the new trees. Some of the homeowners have gone ahead and mulch the trees' in their immediate area. PM Gisch will mulch all the new trees come spring. He is watchful for the "anthracnosis" disease that seems to be showing up in some of our trees.
- Possible safety hazard with a sloping front stoop. The stoop was not properly installed when first built PM will correct this with rock to fill the void underneath, then run concrete on the top and have it slope the right direction. Tentative schedule to do this work is September. Estimated cost \$3600.00

### **Communications:**

Our new Little Library has been constructed thanks to Mike Nehring. PM Gisch and his crew have installed the structure next to our bench at the entrance. Blast E-Mail will be going out to explain how it works and what is expected.

LOMA-FEMA Board Member Freise reported that the engineer performing the LOMA is having difficulty determining the flood elevation, thus he cannot complete the LOMA assessment.

City engineer's company has been contacted twice with no response.

### **New Business:**

Two property which the Board has been monitoring seem to be working on getting the weeds and bushes trimmed and junk removed - No action required at this time.

It has been established by Hedberg Roofing Company, that we might have 8 years left on our present shingles, before we have to re-shingle. The consensus is that we are losing grit off our shingles because of an inferior shingle manufactured by Certain-Teed brand. The Roofing Company is in the best position to see if we can get a discount for our new shingle job if possible. With that expense in mind, it was brought up about raising our Association dues.

It is estimated we will need to re-roof in about 8 years due in part to inferior Certain-Teed shingles. Roofs were done in 2005. We could increase the monthly dues starting in 2020 by increments, achieving the needed monthly fee of \$300 per month by the time the projects need to take place.

**New Business Cont'd:**

The projected cost is about \$10,000 per unit. This will include ridge vents; which will solve some of our condensation problems. Other expenses to be considered in the future will be painting all units, and repair/replacement of our privacy fence. It has been established our current monthly dues structure is among the lowest compared to other townhome associations of similar size and age. We must keep in mind that we have aging buildings.

We have \$150,000 plus in a CD, and \$100,000 plus in our Money Market Account. We are not broke, but we do not have all the money available to pay for such a project in 8 years or so. We will have to raise our dues, or have a special assessment on each homeowner. The total project for re-roofing is \$800,000 more or less. It is early in the planning stage, and there will be more discussion as time goes on. During the Annual Meeting set for Dec 10<sup>th</sup>, 2019, we would like to have homeowner's input along with the Board's about this project. If the Board goes with raising the monthly dues, it will be on the Ballot for HO's to vote at the Annual Meeting. The Board has the authority to raise our monthly dues by 10% each year without vote of the homeowners.

Board member Hanson asked if it would be OK to post a small note on the bulletin board that he had some 10' 2X4's left over from his remodel and would be free to whomever wanted them. Board was Ok with him posting the note.

There being no further business, Motion by Hanson to Adjourn and Seconded by Freise. All Ayes. Motion Carried. Adjourned at 6:10pm. The next regular Board Meeting date of September 16th, 2019.

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

<b>Steve Boeckman</b>	<b>2032 Elm Circle</b>	
<b>Kent Freise</b>	<b>1911 Elm Circle</b>	
<b>Larry Hanson</b>	<b>1902 Elm Circle</b>	
<b>Kay Jennings</b>	<b>1925 Elm Circle</b>	
<b>Kristine Milburn</b>	<b>2044 Elm Circle</b>	
	<b>Property Manager</b>	<b>Phone Number 633-7151</b>

Respectfully submitted

Kay Jennings