

## MINUTES OF SEPT 16, 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.

Absent: PM Gisch came at 4:50pm

#### **Minutes:**

Aug 19, 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:**

August, 2019 Financial Reports, having been sent via E-Mail were presented for approval. Board Treasurer Freise passed around to each Board member a spreadsheet showing different options on how we might pay for our roofing project in the next 8 years. The roofing company's estimate on how long our shingles will last is 8 more years. The total cost is \$730,000 or approximately \$10,000 per unit. The spreadsheet illustrated how much money could be generated using different monthly Association dues. Board member Freise projected our expenses and income for the next 8 years including some pending projects and showed different options which we might be able to incorporate in order to avoid a special assessment. We have money in our Capital Reserve Fund, and the increase in dues would make up the difference with the possibility of a small special assessment. The Board can, at their discretion, raise our Association dues by 10% a year, without a vote of the Homeowners. It was discussed that we could increase our monthly Association Dues 10% each year for the next 3-4 years and not have a special assessment. More discussion at our October meeting on our re-roofing project and work on MPTH 2020 Budget. 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:**

- Property has leaks in the garage this was not fixed with tuck pointing as previously thought. PM will dig down and pour a concrete wall to re-direct the water. Estimated cost is \$1100.00
- The property that has planting along the driveway will be re-seeded or sod laid once the Ash tree comes down. This will be done in the spring and this process will return the Common Ground back to original condition.
- Couple of ceiling has condensation stains, will work on them and paint.
- One ceiling has to be paint/textured, will check on who might be able to do this.
- Will re-seed some areas where the lawns have been dug up, over areas over stumps and any other area where grass is not doing well.

## **Ground/Maintenance Report Cont'd:**

- Homeowner reported he had water in his basement. PM Gisch noticed that the HO did not have a sump pump. When the ground gets saturated with water: especially in the courtyard, it has no place to go. To have a sump pump installed to correct this problem is up to the Homeowner. The Association is not responsible for installing sump pumps.
- Tree planting is on the schedule, and depending on the size of the root ball a tree will be transferred shortly.
- This concrete work will begin in about 2 weeks. The front stoop is sloping causing a tripping hazard. The void under the steps will be filled in and leveled. New concrete will be poured on top and sloped in the right direction.
- Lawns will be chemically treated and fertilized this fall.
- Can cut down on the amount of water for the newly planted trees, after a hard frost no watering is needed. Will put protective sleeves around the trunks of new trees, to minimize damage to trunks.

### **Communications:**

LOMA-FEMA; Board Member Freise reported that there has been no response from Shrive Hattery on our appeal of FEMA new flood plain map.

Blast E-Mail will go out to advise HO about watering new trees and the upcoming Annual Meeting. **NRCS** Rain Garden person looked over our property and will make suggestions on what could be done in establishing a Rain Garden

### **New Business:**

The Little Library spokesperson said the library has a good turnout. Everyone seems to be pleased with our addition. Nomination committee reported that several Homeowners have been contacted about running for the Board vacancy. It is a 2 year term, and there are 2 vacancies for the 2020-2021 year.

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 October 21<sup>st</sup> 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>

**Phone Number 633-7151**

Respectfully submitted

Kay Jennings