

MINUTES OF OCTOBER 21, 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:

Sept 16th Minutes, having been sent via E-Mail were presented for approval. One correction was noted, and this has been corrected. Motion to accept as presented by Freise; Seconded by Hanson. All Ayes. Motion Carried

Treasurer's Report:

Sept 16, 2019 Financial Reports, having been sent via E-Mail were presented for approval. There was discussion about our Budget and expenses. Board Member Freise reported that our MM and our CD are earning about \$400 per month in interest. We have gone over in some line item categories, and some are under; at present we are at 75% of the Budget. Motion to accept Financial Reports by Jennings; Seconded by Hanson.

All Ayes. Motion Carried

Financial Reports now become part of the Minutes

While Board Member Freise had the floor, he wanted to report on our LOMA situation. He has heard back from the engineer, they have shot the elevation and several of our properties are in the clear as far as being in the FEMA Flood Plain. He is waiting to hear about the rest of our properties in question with the FEMA Flood Plain.

Treasurer Freise presented the Board with a *proposed* 2020 MPTH Budget. The Board will look this over and address any questions or concerns at our regular Board meeting in November. One of the higher increase's in our proposed Budget was our Insurance. Bank Fees, Cable/Electric Fees and Taxes have all gone up. Our insurance premiums are going up due to inflation and the fact that most Insurance Companies are changing the formula on which they base damage from Hail and Wind Storms. The Board will check with our agent, and see if the premiums can be reduced by having a higher deductible. A concern about our insurance policy was whether the Insurance Companies were basing their new estimated figures on coverage of each unit, or each building group. President Boeckman will ascertain this information from our agent. The bottom line is we will have a \$24,000 surplus by year end.

Ground/Maintenance Report:

The garage foundation repair is done. The homeowner is pleased and has thanked the Board and our PM.

Concrete porch is done, have to finished up with the siding, trim and screen door.

Sewer problem with back up in basement. The Association is responsible for the sewer *if the blockage is outside of the exterior wall* according to our ByLaws and Covenant's. Estimated cost is \$1600.00

Leaf pick up and gutter cleaning will be scheduled from the 3rd week of November thru the 2nd week of December. We have fewer trees, so we will have fewer leaves

Ground/Maintenance Report Cont;d

An unusual amount of rain this year has caused water to back up in the basement. Installation of a sump pump appears to be the solution. The problem is the homeowner's responsibility; the Association is not responsible for sump pumps. The downspouts and gutter have been checked and they are free of any blockage.

PM passed out to the Board his proposed 2020 MPTH Budget. Both proposed budgets will be reviewed and reconciled by the Board at the regular November Board meeting.

Board Member Hanson left the meeting at 5:30pm

Communications:

Blast E-Mail to Homeowners about our leaf clean up and the Annual December Meeting. Also mentioned was to disconnect hoses from outside faucets before they freeze and cause potential problems.

Decided at our October meeting that the regular December Board Meeting will be Dec 16, 2019. The newly elected Board Members will be asked to join the Board meeting

New Business:

The authority for the Board to raise dues by 10% is in Article IV, Section 3 of our covenants. (*"The maximum monthly assessment may be increased effective January 1 of each year not more than 10% above the maximum assessment of the previous year without a vote of the membership"*)

The Board voted to increase our Association Dues starting in January, 2020 by 9.5%. They are currently at \$210 and will increase to \$230 per month.

Increases in our Association dues, in increments, over several years, should pay for the roofing project slated to begin in 2027 at the estimated cost of \$730,000 (\$10,000 per unit). By doing these gradual increases in our Association dues, we hope to eliminate any special assessments. Motion by Hanson to raise our Association monthly dues to \$230 per month starting in January of 2020. Seconded by Freise. All Ayes. Motion Carried.

Discussion followed about getting our packet ready for the MPTH Annual Meeting. There needs to be a copy of the 2018 Annual Meeting Minutes, 2020 Budget, Ballot and Insurance endorsement. President Boeckman will advise when all this is ready for assembly and mailing. More discussion at the November meeting about protocol (process) documents to rules and/or covenants

There being no further business, Motion by Freise to Adjourn and Seconded by Jennings. All Ayes. Motion Carried. Adjourned at 5:55pm. The next regular Board Meeting is November 18, 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