

**Meadow Point Townhomes Board Meeting
June 15, 2020**

PRESENT: Steve Boeckman, Jim Gammell, Kristine Milburn, Sara Schlievert, Mark Gish, Kent Friese (by Phone).

CALL TO ORDER: Steve Boeckman called the meeting to order at 4:35 P.M.

SECRETARY'S REPORT: Sara moved to approve the May minutes and Kristine seconded.

TREASURER'S REPORT: Funds are in good shape, with overall income at 42.3% and expenses at 47.4% of the budget for the year to date. Dues income is ahead of schedule, with all the new owners either paid thru Dec. 2020 or having established automatic withdrawals. Interest income is lagging as interest is credited to the CD quarterly and the interest paid to the money market is much lower than the anticipated 2% due to the current economic conditions. Expenses are proceeding as expected, with most being at, or under, 41.7% of the budget projected for the first six months of the year. Notable exceptions are tree maintenance (79%) and snow removal (73%) with percentages decreasing over time. Also, we had the unbudgeted professional expense (\$3600) for a Professional Engineer to conduct the LOMA requests. Taxes were higher this year as we generated more taxable income last year than anticipated. We will be slightly over budget this year for Bank Fees and Utilities and cable/electric costs due to unforeseen hikes in service costs after the budget was submitted and approved. Major costs to come include driveway work at 2016 Elm Circle and additional tree removal, snow removal in Nov. and Dec. and additional mowing and lawn care. Jim moved and Sara 2nd to approve Report.

PROPERTY MANAGER'S REPORT: Elm Circle tree fall cost \$5000 to clean up. The entrance garden is being attended to with new plantings, some re-seeding is being done in stump holes, and property fence on the north side will be cleaned up. There is also some weed spraying and downspout work to be completed.

COMMUNICATIONS: Kristine will send e-mail regarding homeowner responsibility for decks and landscaping, guidelines for tree branch removal, along with reminders regarding social distancing when dealing with workers on the property and others.

OLD BUSINESS: Sara has provided several light styles which would work for those who might want to replace garage or front lights. These will be posted on the bulletin board when final styles have been approved.

NEW BUSINESS: There having been no new business brought forward, Kent moved and Sara seconded to adjourn. Passed unanimously.

The next board meeting will be held on Mon. July 20, 2020. Location to be determined.