

**Meadow Point Townhomes Association  
Board of Directors Meeting Minutes  
July 20, 2020**

**Present:** Steve Boeckman, Jim Gammell, Sara Schlievert, Kristine Milburn, Mark Gish, Kent Friese

**CALL TO ORDER:** Steve Boeckman called the meeting to order at 4:35 PM.

**SECRETARY'S REPORT:** Sara moved to approve the June minutes and Kristine seconded. Motion passed.

**TREASURER'S REPORT:** Equity has improved by \$1600, interest on account is now just .7%. Building maintenance is about even to the budget, concrete expense is \$10,000 so far, with no more planned for this year. The audit report for the year has been received, and notations have been responded to.

**PROPERTY MANAGER REPORT:** Some gutter problems have been reported and repairs made. Concerns have been voiced regarding additional issues due to poor installation. Mark will check gutters and consider adding support to gutters that appear loose. Repairs to current gutter issues may be delayed due to gutter company backlog. Bush trimming on the west and north sides will start soon, plus some trimming of younger trees and removal of dead trees. A retaining wall needs to be removed and replaced. This will be tended to, along with some stump holes which have been seeded, but not doing well and need watering.

**COMMUNICATIONS REPORT:** E-mails to be sent clarifying wording on responsibility for decks, and other covenant requirements. Also reminders to keep social distancing.

**OLD BUSINESS:** Garage light styles will be posted on the bulletin board.

**NEW BUSINESS:** The audit report was reviewed. It was discussed that the original report should be included with response in future audit reports. It was discussed that future audit committees submit only corrections, if necessary, rather than new reports. There was also discussion in response to a recommendation from a homeowner as to whether it would be beneficial to hire an architectural consultant to recommend how MPTH could be updated for more sales appeal. The general conclusion after discussion is that spending HOA funds on such consultation is unnecessary as MPTH townhomes seem to be selling quite well as is. Also, the point was made that homeowners should understand and expect consistency when purchasing a home in a managed townhome community.

Kent moved, Kristine seconded to adjourn. Motion passed.

Next Meeting: August 17, 4:30 P.M. location to be determined.