

**Meadow Point Townhomes Association  
Board of Directors Meeting Minutes  
November 16, 2020**

**PRESENT:** Steve Boeckman, Jim Gammell, Kent Friese, Sara Schlievert, Kristine Milburn, PM Mark Gisch

**LOCATION:** Zoom videoconference due to COVID-19 recommendations.

**CALL TO ORDER:** Steve Boeckman called the meeting to order at 4:30 P.M.

**SECRETARY'S REPORT:** Kent moved to approve October minutes. Kristine seconded. Approved.

**TREASURER'S REPORT:** Kent reported that we are on track with the budget thru 83.3% of the year. Some expenses to come include gutter repair. We are over budget on tree maintenance, cable cost (due to rate increase), and electric. The CD was renewed at 0.95%. Sara moved and Steve seconded to approve the report. Motion passed.

**PROPERTY MANAGER'S REPORT:**

- Gutters to be cleaned and leaf pickup completed by the first week of December.
- Roof replacement: Mark reported on a meeting regarding roof replacement which included Kent, Steve, and Mark plus people from Stonebridge and Woodland Park complexes, with Scott Wiens, representing LR Contracting Inc. (LRC), a client based company doing wind and hail damage repair. The company has done a preliminary assessment of the damage to MPTH roofing, and they believe there is sufficient damage to proceed. An American Family adjuster will do a survey with a state certified adjuster (TEI Claims). If we proceed, MPTH will sign an agreement to have LRC represent MPTH in submitting a claim to American Family Insurance, including the work required and the cost. LRC and American Family will negotiate the final price. If there is no agreement reached, there is no cost to MPTH. If agreement is reached, MPTH will need to vote on and approve an assessment in the amount of the deductible that each homeowner will be responsible for (2% of the value of the buildings' replacement cost roughly \$3000 per unit for home and garage). That deductible will then be turned over to the association for future payment to LRC. The association will get the money by assessing each homeowner for the deductible amount. Once the materials are delivered, half the total deductible will be paid to LRC after which they will start work using their own crews. The work will include the removal of existing shingles and tar paper and existing roof vent systems, repair of any unserviceable OSP roofing, replacement of tar paper, shingles and flashing with all new materials, installation of ridge vents, possible gutters and downspouts. Owners may request at their own expense the installation of additional baffles and soffit vents to improve attic ventilation. Work will start in spring after evening temps remain above 41 degrees. All work must be completed within one year of the major event: the Derecho. Kent moved and Steve seconded to have LR Contracting move forward with documenting damage and presenting it to our insurance company and moving forward if successful. Motion was approved unanimously. There was discussion that we need to make sure all homeowners have secured the loss assessment rider to their homeowners insurance and to send an e-mail blast on that subject.

**OLD BUSINESS:** A reminder to encourage homeowners to sign up for the new Internet fiber cable being installed in West Des Moines. There is no cost, and MPTH has signed an agreement to allow the cable to be brought onto the property so it can be connected to homes in our complex.

It was moved to have the Architectural Committee explore the options on whether to continue to use lattice on the deck dividers, or offer other options. Moved by Sara, seconded by Kent. The motion was approved unanimously.

Regarding the election of Board Officers, all current officers agreed to remain in their positions. Kent moved, and Jim 2<sup>nd</sup> to adjourn. Motion passed unanimously. Adjourned at 6 P.M.

The December meeting will be held December 21 at 4:30 P.M. Location to be announced.