

**Meadow Point Townhomes Association
Board of Directors Meeting Minutes
April 26, 2021**

PRESENT: Kent Freise, Sara Schlievert, Kristine Milburn

LOCATION: Zoom videoconference due to COVID-19 recommendations.

CALL TO ORDER: Schlievert called the meeting to order at 4:33 P.M.

SECRETARY'S REPORT: Milburn moved, Freise seconded to approve the March Minutes. Motion passed unanimously.

TREASURER'S REPORT: Freise reported that the HOA is doing well. Everything is on track with 25% of the budget spent, or less. Everyone has paid their dues this month. Snow removal is within budget, but we will likely go over if we have more than one snow by the end of the year. Utilities are 23%. Mediacom has raised the cable rate by over \$600. Likely we won't have any concrete done until July or August, pending American Family's decision on the roof. Trees have been ordered with planting to start mid-May. Schlievert moved to approve the report. Milburn seconded. Motion passed unanimously.

PROPERTY MANAGER'S REPORT: No news on the roof situation. American Family has not yet made a decision. The lawn company mowed 2 weeks ago; they will mow again this week. Lawn damaged by snow removal has been repaired. Large, dead patches in the lawn will be monitored and reseeded as needed.

COMMUNICATIONS REPORT: Milburn will send an e-mail reminding owners to speak with PM Mark Gisch or a board member if they have any concerns with work being done on the property. Homeowners are asked not to confront workers directly. Milburn will also update homeowners regarding our new insurance agent.

OLD BUSINESS: The audit committee will conduct the annual audit in late April or early May. The board and architectural committee will do a property "walk-through" in early May to review and determine acceptable options for lattice replacement and other architectural options. A homeowner contacted Schlievert about getting updated bids for the deck replacement, and thought her deadline was April 30, not April 1. Schlievert will follow-up with her this week.

NEW BUSINESS: MPTH's insurance agent has changed to Evan Hataway. A homeowner requested a replacement tree next to the south fence if the dying tree is removed. A decision will be pending a decision on fence replacement.

Schlievert moved and Freise seconded to adjourn the meeting. Motion approved and meeting adjourned at 5:15 P.M. The next meeting will be held on May 17th at 4:30 P.M. Location to be determined.