

**Meadow Point Townhomes Association Board Meeting  
October 25, 2021; 4:30 p.m.**

**LOCATION:** The meeting was held in person and via Zoom.

**ATTENDANCE:** Steve Boeckman, Kent Freise, Sara Schlievert, Kristine Milburn, and PM Mark Gisch

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

**SECRETARY'S REPORT:** Schlievert motioned to approve September minutes. Seconded by Milburn. Motion approved.

**TREASURER'S REPORT:** Update on assessment: One person hasn't paid, 3 people have a balance to pay, hopefully, by the end of December. Freise has reached out to commercial insurance broker, the Dana Company. Larry Hanson is also reaching out for bids. American Family will submit an offer in late October/early November as well. We are 75% through the year, and we've only spent 63.8% of the budget. Our CD matured on Oct. 15. We added in additional reserves and now have 2 CDs, both \$100,000: one is a 9-month CD for .85% and the other is an 18-month CD for .90%. We are a bit over on tree maintenance, cable, electricity, and bank fees. Something to consider: move the reserve savings from Page County to Veridian Credit Union in Polk County. Current total equity is \$477,000. Schlievert motioned to approve; Milburn seconded. Motion passed unanimously.

**PROPERTY MGR REPORT:** Leaf and gutter cleanup will happen between late November to mid December--weather permitting. A homeowner has requested downspouts to be buried. If the issue is problematic, causing a hazard, then the Association will install buried drain tiles; however, any cosmetic burying of downspouts will be the homeowner's responsibility. Aerating and overseeding has occurred. Mark Gisch continues to fill holes in lawns as they are found.

**COMMUNICATIONS:** Milburn will send normal October communication as well as request from LR Contracting for a positive Yelp review.

**OLD BUSINESS:** Roto Rooter has completed the pipe scraping/sewer repair. No additional work is needed at this time. We will continue to monitor pipes. Leftover paint will be transferred to gallon paint cans and distributed to homeowners. We will keep some and donate the remaining unopened 5-gallon buckets of paint to Restore.

**NEW BUSINESS:** Concrete replacement will occur early to mid-November with an approximate cost of \$10,000. A committee has been formed to explore the cost and design of replacement fence along the southern property line. Window request--homeowners who desire to replace windows must match the original in design, i.e. 60/40 window replaced with 60/40, etc. Boeckman expressed thoughts regarding a desire to regularly have new board members as a way of incorporating fresh, new ideas into the board. MPTH has experienced an approximate 25%

homeowner turnover rate in the last five years. We'd like to encourage homeowners to volunteer to serve on the board and/or its committees.

The following board members have agreed to serve in the following officer positions. New officers will assume duties effective November 1, and terms will end October 31, 2022 after the 2022 Annual Meeting in October.

- President: Milburn
- Vice President: Schlievert
- Treasurer: Freise
- Secretary: Boeckman
- At Large: Gammel

Freise motioned to accept these nominations; Boeckman seconded. Motion passed unanimously.

Freise motioned to adjourn, seconded by Milburn. Motion passed unanimously and the meeting was adjourned at 6:00 P.M. The next board meeting will be November 15.