

Meadow Point Townhomes Association Board Meeting
November 15, 2021; 4:30 p.m.

LOCATION: The meeting was held in-person at 2044 Elm Circle

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

CALL TO ORDER: President Kristine Milburn called the meeting to order at 4:30 p.m.

SECRETARY'S REPORT: Freise moved and Schlievert seconded approval of the October 2021 minutes. Motion approved.

TREASURER'S REPORT: Freise reported that the association is in good shape financially. As of the end of October, we are 83.3% through the year. Income is right on track at 82.9%. Total expenditures are at 68.5%, although several outstanding lawn care bills and costs for recent concrete work will push the expenditure number closer to 83%. Members' equity year-to-date sits at \$63,500. An equivalent of 71+ homeowners have paid the assessment for the new roofs, gutters and paint in full. There is one full payment due and three homeowners are making installment payments. Board members briefly discussed two proposals for the association's property and casualty insurance coverage, then decided to table discussion until all members had a chance to study a proposal from West Bend Mutual Insurance Company. Members agreed to meet later in the week or at the beginning of the following week to further discuss the proposals from American Family (current insurer) and West Bend and vote on which to accept (see addendum minutes below). The association's insurance coverage runs from Dec. 1-Nov. 30. Schlievert moved to accept the treasurer's report; Gammell seconded. Motion approved.

PROPERTY MANAGER'S REPORT: Gisch reported that he is following up on small "housekeeping" details leftover from the roof and gutter replacement. One item involved repairing a water spigot at 2017 Elm Circle that was damaged during the roof replacement and painting project. There may be a few other water spigot issues. Another item involved gutters that blew off in the strong winds a few weeks ago. A third involved repairing a piece of siding at 1928 Maple Circle that was damaged during the roofing/painting project. Gisch also reported that he hopes to replace a dead Cleveland Pear tree between 2025 and 2044 Elm Circle before winter weather prevents it.

COMMUNICATIONS: Milburn will send a blast email reminding homeowners about snow removal guidelines. The email will also inform homeowners about new board officers for 2021-2022, and the availability of the MPTH Neighbors Helping Neighbors program.

OLD BUSINESS: Freise said there are a few spots left that need concrete repairs. He also reported that Lars Peterson, 1928 Maple Circle, has formed a committee of three to four people to investigate fence styles and material types to replace the fence along the south side of the property. Costs could run as high as \$70,000 depending on the style and materials selected. There are several walnut trees and dead ash trees on the shopping center property next to the fence. The goal is to remove all the trees. If the shopping center owners won't participate in removing the trees, Extreme Tree will "flat side" the trees on the Meadow Point side.

There being no further business, Schlievert moved and Freise seconded to adjourn the meeting. The motion was approved and the meeting was adjourned at 5:20.

ADDENDUM TO THE NOVEMBER 15 MEETING

Board members met on Sunday, November 21, at 5:30 p.m. to compare and discuss the two (American Family and West Bend) insurance proposals. Although coverage levels were comparable in many areas, West Bend has a 1% deductible for wind and hail damage while American Family has a 5% deductible. In addition, West Bend offered a lower deduction per building for damages other than wind and hail.

Boeckman moved and Gammell seconded that the Meadow Point Townhome Association contract with West Bend Mutual Insurance company for property insurance beginning on December 1, 2021. Motion carried.

The meeting was adjourned at 6:00 p.m.