

**Meadow Point Townhomes Association Board Meeting
December 13, 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, and Sara Schlievert; PM Mark Gisch by phone

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 November 2021 minutes. Motion approved.

TREASURER'S REPORT: Treasurer Freise reported that, with 91.7% of the year elapsed, revenues at 91.1% and expenditures totalling 86%, the association is doing well financially. As of the end of November, total liabilities and members' equity is \$470,479.00.

Two homeowners still have small balances (\$493 and \$400) to complete their assessment payments for the new roofs, gutters and paint. All other homeowners have paid in full.

Freise told board members that the 2022 budget approved at the September board meeting needed to be revised slightly. The revisions were needed due to an increase in insurance premiums and a slight increase in payments to the association's financial services contractor.

Schlievert moved and Boeckman seconded a motion to approve the financial report. Motion carried.

PROPERTY MANAGER'S REPORT: PM Gisch reported that he talked with the owner of Extreme Tree, the association's contracted tree service, about clearing the dead ash trees and either clearing or flat-siding the walnut trees along the fence row on the south side of the property. The trees pose a hazard to the fence that divides MPTH property and the shopping center. West Des Moines city code requires that dead ash trees be removed. He will talk with the shopping center owner about sharing the cost of removing the walnut trees.

He also reported that a piece of fascia board at 2021 Elm Circle was replaced. LR Contracting, the company that reroofed and repainted the homes will pay for the replacement.

Snow removal will be handled the same as previous years.

COMMUNICATIONS: Milburn will send a blast email again reminding homeowners about snow removal guidelines.

OLD BUSINESS: Board members briefly discussed designs and materials for the fence along the south side of the property. The board will wait to approve a final design and construction after a special committee investigating fence types and designs has made its recommendation, with a goal to start the bid process in January.

NEW BUSINESS: Board members reviewed plans from Mid-Iowa Construction for a sunroom on the back side of 1908 Maple Circle. Milburn will send board members' questions to the homeowner and share the answers with the board when she receives answers.

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.