

**Meadow Point Townhomes Association
Annual Meeting Minutes – DRAFT
October 9, 2021, 10:30 A.M.**

Note: The 2021 Annual Meeting was held outdoors in October due to ongoing Covid 19 precautions.

LOCATION: Elm Circle Cul-de-Sac

BOARD MEMBERS PRESENT: Sara Schlievert, Kent Freise, Jim Gammell, Kristine Milburn, Property Manager Mark Gisch. 33 homeowners present.

CALL TO ORDER: Vice President Sara Schlievert called the meeting to order at 10:30 A.M.

Board members were introduced, and homeowners present introduced themselves.

2020 ANNUAL MINUTES: The October 10, 2020, Annual Meeting Minutes were approved as presented with no corrections or additions. Motion by Joel Olah to approve. Seconded by John Fell. Motion passed.

TREASURER’S REPORT: Treasurer Kent Freise thanked Carol Cowling and the Audit Committee for their service. Freise reviewed the annual budget for 2022, which includes plans for concrete repair and tree removal. Increases in the cost of Mediacom were discussed, and PM Gisch discussed other alternatives to Mediacom. Any changes to Mediacom cable, included in the HOA dues, were moved to next year as the new fiber optic cables may offer more options for homeowners. Gisch mentioned the potential of continued sewer related expenses, along with insurance increases which will impact the budget. Freise reported that 68 of the 73 homeowners have paid the assessment for roofs and painting, with the remainder having made arrangements to pay or are waiting for loss assessment checks from their insurance companies. At the end of September, the operating budget stood at \$36,000. The capital improvement CD at Veridian equalling \$108,000 will mature and be renewed or placed elsewhere, depending on the interest offered. LR Construction realized they had over-estimated the cost of painting and returned \$83, 865, which will be set aside for south fence replacement. Current total reserve is \$180,000.

PROPERTY MANAGER’S REPORT: PM Gisch commented on the good experience with LR Contracting in completing the roof and painting project. Grass care this year was impacted by dry weather, which limited the use of chemicals to control weeds. Freise reported the use of drought resistant buffalo grass in re-seeding may be helpful in the future. Routine tree and concrete work will continue, but all contractors are being impacted by labor shortages which may result in delays and increases in cost.

NEW BUSINESS: New fencing is needed on the south property line. Estimates will be obtained next year, which could run as high as \$70,000. Homeowners complimented the Board for maintaining good communication.

ELECTION OF DIRECTORS: Terms of directors Sara Schlievert and Jim Gammell were up. Election results were reported, with 43 ballots cast. Both Schlievert and Gammell were re-elected for two-year terms.

Larry Hanson moved to adjourn; Kent Freise seconded. Motion passed unanimously.

Meeting adjourned at 11:30 a.m..