

**Meadow Point Townhomes Association Board Meeting**  
**June 20, 2022; 4:30 p.m.**

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

**ATTENDANCE:** Kent Feise, Kristine Milburn, Steve Boeckman, Jim Gammell, Sara Schlievert, and Mark Gisch, property manager

**GUESTS:** Ladell Gossen, John Fell

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

**SECRETARY'S REPORT:** Freise moved and Schlievert seconded approval of the May 16 minutes. Motion approved.

**TREASURER'S REPORT:** Treasurer Freise reported that revenue is slightly ahead of budget (44.1% versus 41.7%) because two or three homeowners have paid their dues for the year in advance. He also reported that the annual audit is complete. The only negative was an outstanding check paid to Boeckman for reimbursement of annual meeting expenses. Boeckman will look into the discrepancy. Overall maintenance expenses are slightly greater than budgeted (46.1% versus 41.7%). However, the overage is attributed mostly to snow removal expenses last winter which will diminish as the overage is amortized over more months.

Materials for the fence along the south side of the property should begin arriving in early July. The total cost for replacement of the 600-foot-long fence is slightly more than \$52,000. It comes with a 25-year warranty and is capable of withstanding a 110-mph straight wind and a 130-mph wind burst.

Gammell moved and Schlievert seconded a motion to approve the treasurer's report. Motion carried.

**COMMUNICATIONS:** Milburn will notify homeowners via email that pursuant to a unanimous vote by the board, fireworks are not permitted on Meadow Point Townhomes property (see the board's action under NEW BUSINESS). She will also inform homeowners of a music concert by Redux on Saturday, July 30, from 6-9 p.m. in the Elm Street cul de sac.

**PROPERTY MANAGER'S REPORT:** Property Manager Gisch reported that there are three Pin Oak trees along 19th Street that are being treated with iron injections every three years at a cost of \$1,500. He also reported that the bushes along the hiking/biking trail will be trimmed later in the summer at an estimated cost of \$1,800-\$2,000. The homeowners at 1927 Elm Circle reported ceiling stains in two parts of the home.

**OLD BUSINESS:** Schlievert reported that she received bids from three companies to replace the sign at the entrance to the property. Board members liked the proposal from American Marking. The sign would be aluminum held up by wood or metal posts. Board members expressed a preference for the metal posts because of durability. Schlievert said she would notify the company and get prices for both metal and wood posts. The board expects to vote on the final design and construction after receiving pricing details.

Milburn reported that she received a letter from a psychiatrist regarding the roommate and his dog at 2004 Elm Circle. The letter was in response to a letter from the board to the homeowner in May notifying him that having a renter and an above-the-weight-limit dog violated the association's bylaws and covenants. The psychiatrist's letter essentially stated that the homeowner needed the companionship of the roommate and the dog to mitigate the effects of the homeowner's post-traumatic stress disorder. Since the issue is a medical one protected by state and federal laws, the board decided to drop the issue.

**NEW BUSINESS:** Milburn told the board that according to a West Des Moines ordinance, fireworks can legally be set off from 4-10 p.m. on July 4. She moved that, despite the city ordinance, fireworks be banned on Meadow Point Townhomes property. Boeckman seconded the motion. Motion carried.

Milburn also brought up a notice sent to the board from the homeowners at 2036 Elm Circle requesting a variance for a dog that will exceed the 30-pound limit specified in the covenants. The homeowners expect to take ownership of a puppy in mid-August; when full-grown, it will exceed the specified weight limit. . Boeckman moved and Schlievert seconded a motion to grant the variance. After some discussion, the motion carried.

Gammell raised a question about the association offering a window-washing service comparable to the duct-cleaning services that have been provided in the past. The association would arrange for the service; each homeowner who wanted the service would pay for it. Milburn said it could be possible if a homeowner wanted to spearhead the project.

Milburn also recognized the two guests – Fell and Gossen. Fell was concerned about the impact riding lawn mowers were having on the grass on the island that separates his driveway from his neighbor's driveway on the west. He said the riding lawnmower used to cut the grass leaves brown spots in the grass every time it is mowed and wondered if he should mow it himself. Gisch said he would talk to the crew chief for the association's lawncare company (Ultimate Lawn Services, LLC) about the issue.

Fell also expressed concern about the degree of trimming done to the tree around his home. Gisch said that the canopy needs to be routinely raised for the health of the tree and to facilitate mowing.

Gossen acknowledged this was the first board meeting he attended and wanted to express his thanks to the board members for the work they are doing.

**ADJOURN:** There being no further business, Schlievert moved and Freise seconded a motion to adjourn the meeting. The motion was approved. The next board meeting will be on July 18.