

**Meadow Point Townhomes Association Board Meeting**  
**August 15, 2022; 4:30 p.m.**

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

**ATTENDANCE:** Kristine Milburn, Sara Schlievert, and Steve Boeckman; Jim Gammell and Property Manager Mark Gisch via Zoom.

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

**SECRETARY'S REPORT:** Boeckman moved and Schlievert seconded approval of the July 18 minutes. Motion approved.

**TREASURER'S REPORT:** Treasurer Friese submitted the treasurer's report in writing since he could not attend the meeting.

**Operational Funds:** At the end of July, the Operational Fund had a balance \$7,352.75 in checking and \$60,020.88 in savings. Freise reported that at the end of 7 months, most items are generally at 58.3% of the budget or less. Those items at greater than 50% of the budget will generally decrease over time.

**Association Reserves:** The 18-month Bump Up CD at 2.5 APR has a balance of \$100,638.60. If interest rates increase prior to maturity, the association can opt to move to the higher rate one time during the life of this CD. The \$100,000 18-month CD at .9 APR has a balance of \$100,643.47 and will continue at that rate until maturity in 8 months. The money market account at .6 APR has a balance of \$200,850.00. If expenditures justify it, we may initiate a 3rd \$100,00 18-month CD at a fair rate around the first part of December.

**Additional Comments:**

- The pruning of the hedge along the western perimeter is completed for this year. The west side was flat-sided, volunteer plants and debris around the crown of each bush was for the most part removed, and dead canes were removed. Work was completed by volunteers. Cost was \$267.96 to reimburse volunteers for purchase of yard waste bags, stump killer and weed/grass killer. It is recommended that we repeat this procedure in future years.
- Due to the drought, Spurge and other weeds were having a significant negative impact in the cracks of the sidewalks and driveways. Using volunteer labor, Round Up weed killer was applied to the weeds.
- Construction of the 600-foot replacement fence along the southern property line commenced on August 5th. As of this meeting, the fence is almost completed

Schlievert moved and Boeckman seconded approval of the report. Motion carried.

**PROPERTY MANAGER'S REPORT:** Property Manager Gisch reported that the fence on the south side of the property is completed. He thanked Freise for his work in organizing the replacement efforts. The chimney cap at 1945 Maple has been replaced. Leakage around the chimney resulted in damage to the wooden floor in the family room and water in a lower level wall. The replacement is a different type of vent than is on many MPTH homes. Gisch anticipates vents on other houses may also need to be replaced in coming years.

Tree replacements and lawn seeding were done earlier in the month. Lawn seeding in the spring didn't take, and a number of newly planted trees died.

LR Contracting, who replaced the roofs and painted the MPTH homes last summer, will have workers touching up areas that didn't get painted and replacing part of a porch post that was damaged during last summer's work. Gisch expects those workers to be in the neighborhood around the middle of October.

**OLD BUSINESS:**

Schlievert met with the City of West Des Moines regarding the entrance sign. American Marking, Inc. has applied for a sign permit from the city. The sign needs to be set back 25 feet from the median curb and 11 feet from the sidewalk. The city sign department will prepare "hold harmless" statements for approval by the city council. No word yet on when that approval might come.

**NEW BUSINESS:** There is a sewer pipe issue at 1912 Maple Circle. Property Manager Gisch will follow up with the homeowners.

The date for the MPTH annual meeting is Saturday, October 15, in the Elm Circle cul-de-sac. The rain date will be Sunday, Oct. 16.

**COMMUNICATIONS:** Milburn will send an email note asking for applicants for the board. The deadline for applications is Monday, September 19.

**ADJOURN:** There being no further business, Gammell moved and Schlievert seconded a motion to adjourn the meeting. Adjourned at 5:23 p.m. The motion was approved. The next board meeting will be on September 19.