

**Meadow Point Townhomes Association Board Meeting
July 17, 2023; convening at 5:00 p.m.**

LOCATION: 2044 Elm Circle

- Present: Kristine Milburn, Kathy Olah, Kent Freise, Sara Schlievert, Jim Gammel, Mark Gisch

SECRETARY'S REPORT

- Minutes from June meeting – adopted (Freise moved/Gammel seconded).

TREASURER'S REPORT

- **Financial Statements:** June (in July folder).
- **Operational Funds:** This report is for the period 1 January to 30 June, 2023. At the end of June, the Operational Fund had a balance \$4,222.85 in checking and \$90,182.13 in savings. Freise reported that at the end of 5 months, other than snow removal, most items are generally at or near 50% of budget or less. Note: Electrical and cable are currently greater than the projected percentage of utilization. This is a result of Mediacom retroactively increased their monthly rate as of March 1, causing our cable bill to increase by \$500 +/- per month.
- **Association Reserves:** The \$100,000 18 month CD at .9% APR was renewed on 4/17/2023 with a balance of \$102,398.04 and was then reinvested in a new 9 month Jumbo CD with a rate of 4.9% with maturity on 1/13/2024. The 18 month 3.85% APR has a current balance of \$103,840.04 with a maturity date of January 13th, 2024. The 15 month CD at 4.5% APR has a current balance of \$102,542.01 maturing March 6th, 2024. The money market has a balance of \$102,659.08 earning a variable APR.

Olah moved/Schlievert seconded a motion to approve the treasurer's report. Motion carried.

Additional Comments:

- **Concrete Maintenance:** Terry's Concrete has completed the MPTH concrete projects scheduled for 2023.
- **Roof Repairs from the 2022 Hail Damage:** No Change.
- **Landscaping SE corner of the MPTH property:** Plants continue to be added and Cedar Mulch has been spread. Mother Nature and the Lusmanns have been generous in watering this garden as needed over the last couple of months.
- **Landscaping NE corner of the MPTH property; Bullet edgers have been acquired and placed.**
- **Trees:** Mark and his team planted 4 new trees; Sugar Maples behind the Covingtons and Palmers, a columnar Oak in the grass border between Lori and Helen Jean and a Red Gum in front of Dee Shell's home to replace the underachieving Black Gum, which was pruned and transplanted to the NE corner of the property along along the trail. An additional tree is planned in front of Kathy Swift's unit.
- **Mediacom** is in the process of upgrading connections to MPTH units that haven't already opted out of their service. Around 10 units have opted out.

- It is recommended that homeowners investigate the cost of streaming services that will meet their TV needs. A rather lengthy Consumer Reports article dated 4/14/23 can be made available to any who request it.
- **Google Fiber:** The main feeder ducts are still being installed in or near the Public Utility Easements on the property boundaries and central grass way between the Maple and Elm Cul de Sacs along 19th St to the northern property line and then west to the hiking trail. When Google installs the fiber, they will bore from the smaller hand-holes to each unit. More to come.

PROPERTY MANAGER REPORT

- Schlievert's drainage – Gisch will try a French drain, using available rocks for drainage. Kristin Little and/or Olahs have rocks they don't need.
- Extreme Trees will be trimming trees, including crabapple behind 1900 Maple. Plum trees have produced excessive fruit this year and are very messy; will consider removal.
- Seepage at 1905 Elm Circle garage – Gisch will try ice dam shield rubber.

OLD BUSINESS

- Critters digging under decks and along foundations – Gisch will check; moth balls, cayenne pepper, or live traps suggested.
- Norway spruce behind 1928 Maple has died and will need to be removed/replaced.

NEW BUSINESS

- Shrub stumps behind 1908 and 1912 Maple – Gisch will grind and remove.
- White pine behind 1932 Maple is losing needles on lower branches. Gisch will have Extreme Trees evaluate if it's dying or possibly needs the canopy to be raised.
- Annual meeting will be discussed in August. Usually held in October.

COMMUNICATIONS

- The Board wants to thank John Fell for his work keeping the entrance median looking nice.

ADJOURNMENT at 5:40 p.m. Freise moved/Gammel seconded.