

**Meadow Point Townhomes Association Board Meeting
August 21, 2023; convened at 5:00 p.m.**

LOCATION: 2044 Elm Circle

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

SECRETARY'S REPORT

- Minutes from July meeting – Schlievert moved/Freise seconded/minutes approved.

TREASURER'S REPORT

- **Financial Statements:** July (in August folder).
- **Operational Funds:** This report is for the period 1 January to 31 July 2023. At the end of July, the Operational Fund had a balance **\$7,269.75** 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 58.3% 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, 9 month Jumbo CD with a rate of 4.9% has a balance of **\$102,3898.04** 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 **\$102,819.51** earning a variable APR.
- Olah moved and Gammel seconded a motion to approve the treasurer's report. Motion carried.
- **Additional Comments:**
 - **Concrete Maintenance:** Terry's Concrete has completed this year's work
 - **Roof Repairs from the 2022 Hail Damage:** Tremain has submitted the updated damage report to West Bend Mutual for a final determination of damage and adjustment of payout.
 - **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.
 - **Mediacom:** 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:** It appears that the main feeder ducts are installed. When Google installs the fiber, they will bore from the smaller hand-holes to each unit. More to come as available.
 - Treasurer will be unavailable from 28 Sept. through 10 Oct. 2023.

PROPERTY MANAGER REPORT

- 1923 Elm Circle - property inspection of leak led to repair of the chimney cap.
- 1920 & 1924 Elm Circle - squirrels continue to damage personal property.
- Tree removal and trimming will occur Wednesday, 23 August, but may be impacted by heat.
- Gisch and Freise will do botanical assessment in September for planting new trees.
- Lawn seeding will recommence when weather turns cooler.

OLD BUSINESS

- Mediacom– A credit of ~\$3900 has been applied to the MPTH bill as compensation for service issues and outages occurring in April and July. .
- 1932 Maple Circle - one of the two white pines is dying and will be removed.
- 1928 Maple Circle - new drain to be installed later summer/fall.

NEW BUSINESS

- Homeowner changes - 1902 Elm Circle just sold; 2036 Elm Circle to close 8/25; 1923 Elm Circle has new owner and Milburn mailed Welcome Packet.
- Board positions - Terms are expiring for Jim Gammell, Sara Schlievert, Kristine Milburn. Gammell would like to rotate off. Schlievert and Milburn are willing to run again. Possible nominees include Sara Lusmann and Joan Muhs. Schlievert will contact them.
- Annual meeting
 - October 14, 10:00AM; Rain date, October 15, 1:00PM
 - The meeting will include a vote to terminate the Mediacom contract, with a reduction in dues.
 - Packet to include: Agenda, 2022 Annual Meeting Minutes, ballots, proxy vote form, 2024 budgets (one with Mediacom and one without); packets to be assembled mid-September and delivered no later than October 1.
- Solar panels - The Board discussed the process and considerations if a homeowner is interested in adding solar panels to their unit.
 - A formal request with specifications must go in front of the architectural committee and board. Per Gisch, this would also need approval from LR roofing to ensure warranty is maintained.
 - Considerations - Panels are the responsibility of the homeowner, but the roof is the responsibility of MPTH. With a home sale, the abstract will need to be updated to indicate homeowner responsibility so that a title search will alert the prospective homeowner.
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COMMUNICATIONS

- Signage—previous communication effective
- Milburn will send email about interest in serving on the board, based on response from initial contacts.
 - Anyone interested in serving on the board? Please reach out
 - Kristine, Sara, and _____ plan to run
 - If you'd like to be included on the ballot, please reach out by _____.

ADJOURNED 6:06 p.m. – Schlievert moved/Freise seconded/approved.