

**Meadow Point Townhomes Association Board Meeting
November 20, 2023; 5:00 p.m.**

LOCATION: 2044 Elm Circle

ATTENDANCE: Kent Freise, Kathy Olah, Joanne Boeckman, Kristine Milburn, Mark Pockrandt arrived at 5:30, PM Mark Gisch (via phone)

DESIGNATION OF OFFICERS

President–Kristine Milburn
Vice President–Mark Pockrandt
Secretary–Joanne Boeckman
Treasurer (with Olah in training)--Kent Freise
At Large–Kathy Olah

Freise motioned; Pockrandt seconded. Motion approved.

SECRETARY’S REPORT

- Minutes from October meeting

Freise motioned; Pockrandt seconded. Motion approved.

TREASURER’S REPORT

- **Association Insurance:** Few companies are writing HOA policies at present. MPTH needs new policy by Dec. 1.
- **[State Farm Insurance Quote linked here](#)** – Board discussed State Farm Quote with agent Tim Ford via online phone call. New HOA coverage will be \$45, 918 per year, including \$45,040 for standard policy coverage, and \$878 for optional coverages regarding liability, replacement costs, and other coverage required by mortgage companies. Monthly premiums will be \$3,827.
- After some discussion, Milburn moved adoption of State Farm insurance, Freise seconded. Motion carried.
- **Financial Statements:** October (in November folder).
- **Operational Funds:** This report is for the period 1 January to 31 October, 2023. At the end of October, the Operational Fund had a balance **\$16,930.09** in checking and **\$90,250.32** in savings. Freise reported that at the end of 9 months, other than snow removal, most items are generally at or near 75% of budget or less. Note: Electrical and cable are currently within the projected percentage of utilization only because of rebates from Mediacom for disrupted service.
- **Association Reserves:** The \$100,000, 9 month Jumbo CD with a rate of 4.9% has a balance of **\$103,640.27** with maturity on 1/13/2024. The 18 month 3.85% APR has a current balance of **\$104,833.58** with a maturity date of January 13th, 2024. The 15 month CD at 4.5% APR has a current balance of **\$103,685.96** maturing March 6th, 2024. The money market has a balance of **\$103,297.10** earning a variable APR.
- **Net Assets:** **\$524,521.04**

Boeckman moved and Olah seconded a motion to approve the treasurer’s report. Motion carried.

- **Additional Comments:**

- **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.
- **Mediacom: MPTH is canceling cable service as of Jan. 31, 2024.** Milburn has been in contact in writing with Alexandra Wagner, Commercial Bulk Account Associate Service Delivery, to cancel the bulk cable account, effective January 31, 2024.
- 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. Homeowners who want to retain any service with Mediacom will need to sign up for a “new customer account” in January.
- **Google Fiber:** It appears that the main feeder ducts are installed. They were recently installing pull ropes within the ducts to assist with fiber installation. When Google installs the fiber, they will bore from the smaller hand-holes to each unit. More to come as available. Google internet is \$70/month for 1 gigabyte speed and \$100/month for 2 gigabytes. One gigabyte is usually adequate for a standard homeowner to stream television and operate a couple computers and cell phones.
- **Shades of Green:** Still waiting for quotes to mow and maintain in 2024. Last two mowings were done primarily for the purpose of mulching leaves to minimize Fall Leaf Clean Up. Need to schedule final leaf removal and gutter cleaning.

PROPERTY MANAGER REPORT

- Getting ready for fall cleanup—Shades of Green will take care of gutter and leaf clean up. Freise will help coordinate.
- PM Gisch will clean several unit’s gutters multiple times a year.
- PM Gisch will finish some small landscaping projects.

OLD BUSINESS

- 2026 Maple – river rock replacement update
- 2023 Maple – volunteer pine tree (transfer update)
- Driveway markers for snow removal – cheaper to buy in bulk online. Board authorized spending up to \$150 for markers to prevent snow plow damage to lawns.

COMMUNICATIONS

- MPTH monthly dues drop to \$225 in January 2024.

ADJOURNMENT at 6:05 p.m. Pockrandt moved, Freise seconded, carried.