

**Meadow Point Townhomes Association Board Meeting Minutes**  
**October 23, 2023**

**LOCATION:** 2044 Elm Circle, started at 5:01 p.m.

**PRESENT:** Kristine Milburn, Jim Gammel, Sara Schlievert, Mark Pockrandt, Kathy Olah, Kent Freise (on Zoom)

**SECRETARY'S REPORT**

- Minutes from September meeting – Schlievert moved, Freise seconded, approved.

**TREASURER'S REPORT**

- **Financial Statements:** September (in October folder).
- **Operational Funds:** This report is for the period 1 January to 30 September, 2023. At the end of September, the Operational Fund had a balance of **\$18,969.98** 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 **\$103,135.93** earning a variable APR.
- **Net Assets:** **\$524,521.04**

Olah moved and Gammell 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.
  - **Landscaping SE & NE corners of the MPTH property:** If anyone has extra bullet edgers that they want to donate to the association, Freise would like to start edging the SE corner garden. If no donations are available, he will use unallocated Association Landscape funds to purchase new edgers.
  - **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. MPTH will plan to sever service with Mediacom at the end of 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. Note: No update yet on effective date for Google Fiber.

- **MPTH Insurance:** Currently seeking new Association Insurer to replace West Bend Mutual who declines to renew existing contract. Dana Corporation is looking on our behalf, as well as Farmers Insurance.
- **Shades of Green:** Still waiting for quotes to mow and maintain in 2024.

### **PROPERTY MANAGER REPORT**

- 2013 Elm Circle - Crabapple tree to be trimmed.
- Repairs being made to woodpecker holes in chimneys.

### **OLD BUSINESS**

- Mediacom – Milburn will contact Mediacom with a plan for a 1/31/2024 end date to the Association contract. Those units keeping Mediacom will need a “new customer” account.

### **NEW BUSINESS**

- North fencing – Freise reported that pricing for the fence will be around \$16,000 plus labor. Next steps are to complete the utility locate process and get a city permit.
- 2026 Maple - Requests replacement for Terry’s Concrete removal of river rock next to garage pedestrian door; Terry’s used the rock as a base for the concrete work. Two bags of river rock should be ample. Olah offered to provide that from her yard.
- 2023 Maple - A volunteer tree in their courtyard (or maybe near their air conditioner) has grown large and they would like it transplanted, instead of cutting it down. Freise will follow-up.
- Driveway markers - Discussed purchase of driveway markers for snow removal. Online prices showed discounts for volume purchases (~\$25/20 pack). Olah will follow-up and purchase.

**ADJOURNMENT – 5:39 p.m.**