

**Meadow Point Townhomes Association Board Meeting  
December 16, 2023; 6 p.m.**

**LOCATION: Conducted via Zoom**

**Meeting called to order at 6 p.m.**

**Participants:** Kent Freise, Kathy Olah, Joanne Boeckman, Kristine Milburn, Mark Pockrandt, property manager Mark Gisch

**SECRETARY'S REPORT**

- Minutes from November meeting, submitted by Olah.

Freise moved to approve; Olah seconded. Minutes approved.

**TREASURER'S REPORT**

**Financial statement:** Submitted by Freise

- **Operational funds:** Report is for the period of Jan. 1 to Nov. 30, 2023. At the end of November, the Operational Fund had a balance of \$13,074.93 in checking and \$90,250.32 in savings. At the end of 11 months, other than snow removal, most items are generally at or near 91.7% of budget or less. Electrical and cable are currently within the projected percentage of utilization due to rebates from Mediacom for disrupted service. Insurance premiums will be about 6% over budget this year.
- **Association reserves:** The \$100,000, 9-month Jumbo CD, rate of 4.9%, has a balance of \$103,640.27, with maturity date of Jan. 13, 2024.

The 18-month CD, rate of 3.85% APR, has a balance of \$104,833.58; maturity date is Jan. 13, 2024,

The 15-month CD, rate of 4.5% APR, has a balance of \$103,685.96; maturity date is March 6, 2024.

The money market has a balance of \$103,453.32, earning a variable APR.

**Net assets:** \$524,521.04

**Discussion:** Gisch said predictions call for a strong El Niño winter this season, in which case there is a probability of less snow. If that is the case, it will probably offset the overage on the insurance premiums.

Pockrandt moved to approve; Boeckman seconded. Report approved.

## OLD BUSINESS

**Roof repairs for 2022 hail damage:** Tremain updated the damage report. Both Tremain and West Bend Mutual have tested the roofs, but they are in disagreement about the extent of the damage. Gisch said Meadow Point will have to hire an independent appraiser for an engineering report, which will be compared to those already submitted. If West Bend and Tremain can't reach an agreement, Meadow Point will hire an attorney and the matter will go to arbitration.

**Mediacom:** Meadow Point's contract with Mediacom will be terminated effective Jan. 31, 2024. There is no date yet from Google Fiber about when it will be available in our area.

Milburn created handouts with information for residents about how to keep Mediacom Cable or find other options. The information was sent out digitally to residents, but she has hard copies available for anyone who would prefer that.

**Shades of Green:** Gisch reported that gutter cleaning and leaf removal has been completed.

**Driveway markers:** 200 pole markers were purchased at a cost of approximately \$125 total. Most have been staked along driveways as edge markers to prevent damage to the grass by snowplows. Milburn still had some available if more are needed. There was some discussion about not having the poles, but instead repairing lawn damage created by snowplows. The decision was made to leave the poles in place.

## NEW BUSINESS

**Meadow Point Townhomes website:** Boeckman asked if the site could be brought up to date. Milburn said she would do that.

**Coyotes spotted on our property:** At least one resident encountered coyotes as he was walking his dog. Discussion was held about how wild life on our property is handled. Milburn said Ring cameras have captured images of coyotes, raccoons, deer, opossum, and even bobcats on our property. The Department of Natural Resources does not remove animals from private property. Most of the time the wild animals are not a big concern, unless they have distemper or are rabid. Suggestions were made that residents should keep their pets on a leash, carry something like bear spray, pepper spray or mace, wear headlamps, and carry air horns. Milburn volunteered to send an email to warn residents to be aware.

**Decrease of homeowner dues:** Effective Jan. 1, 2024, monthly dues are decreasing to \$225 from \$250, due to canceling our contract with Mediacom. Suggestion was made that homeowners who do not have automatic transfers from their accounts should be reminded to write checks for the lesser amount.

**Homeowner insurance:** Gisch suggested that homeowners should be reminded to make sure they have adequate insurance by checking their loss assessment coverage. A "loss rider" will protect the policy holder from having to pay out of pocket assessments for amounts not covered by Meadow Point's insurance, such as the deductible amount. A minimum amount was

suggested to be \$10,000, but Gisch recommends that homeowners should get a loss rider of \$25,000, or better, \$50,000.

**Board meeting schedule:** Board discussed holding future meetings at 6 p.m. and a suggestion was made to send out a notice with monthly board meeting dates for 2024. Moved by Freise, seconded by Pockrandt.

Motion by Olah to adjourn. Seconded by Freise. Meeting adjourned at 6:32 p.m.