

Meadow Point Townhomes Association Board Meeting Minutes

May 20, 2024

LOCATION: 2044 Elm Circle

ATTENDANCE: Kristine Milburn, Kent Freise, Mark Pockrandt, Kathy Olah, Joanne Boeckman, Property Manager Mark Gisch

CALL TO ORDER: 6:01 pm

SECRETARY'S REPORT

April minutes submitted by Boeckman. Pockrandt moved to approve. Olah seconded. Motion passed.

TREASURER'S REPORT

Submitted by Freise.

- **Financial Statements:** April (in May folder). Homeowners may email meadowpointh@gmail.com for a copy of financials, if needed.
- In his treasurer's report, Freise provided an overview of Operational Funds and Reserves.

Olah moved to approve. Pockrandt seconded. Motion approved.

ADDITIONAL COMMENTS:

- **Roof Repairs from the 2022 Hail Damage:** No Change. A West Bend representative did spot repairs; however, the repairs did not go well and caused more damage.
- **Shades of Green:** Shades of Green contract is renewed. Mowing continues on a weekly basis, normally on Mondays, weather permitting. Pre-emergent was applied at the end of April. No bills received yet.
- **Concrete:** Freise has finalized the list of units scheduled for concrete work to be done this year and asked Gisch to forward it to Terry's Concrete. Initially, it was planned that Terry's would do the work in April or May, but residents at 1921 Elm Circle have scheduled family gatherings for May and June, and because the concrete work will require landscaping repair, they have requested that work be delayed until July. We will comply with that request.

OLD BUSINESS

- **Possibility of a fence on the north side:** A quote for approximately \$26,000 was obtained from Heartland Homes and Construction. More bids will be sought from at least two other companies. The fence could be installed as a late summer/fall project. The plan is for a picture frame construction, similar to the MPTH fence on the south side of our property.

- **Grass Repair:** Gisch said he will have his crew seed in the next few weeks where needed, including some areas damaged by snow removal and an area behind 2024 Elm where a tree stump was removed.
- **Trees:** Several trees have so far been identified for removal and replacement. Gisch has tulip trees and yellow wood trees to replace trees to be removed behind homes on the south side of Maple Circle. Currently, it is known that at least 3 trees must be replaced. We will need to review all trees for replacement and determine next steps.
- **Audit Report:** Audit is completed and there were no problems..

NEW BUSINESS

- **A Lead and Copper Service Line Survey** was sent out to every MPTH residence by West Des Moines water. Our residences have copper pipes located in the basement. Milburn volunteered to answer the survey on behalf of all customers in MPTH. She will check with WDM Water to see if she can make one response for all, saving each one the need to answer it on their own.
- **Deck replacement at 2024 Elm Circle:** Homeowner received quotes from Deck and Drive Solutions last week. The quotes are good for 10 days. They have selected [TimberTech composite with Brown Oak](#) color and black aluminum railings. They also plan to have two joists replaced and add an underdeck durian system with downspouts to match the color of the current downspouts. The underdeck will be finished similarly to what is under 2020 Elm Circle. The tentative start date is September 3. The contractor will use a tracked machine to move materials behind the unit and to minimize damage to the lawn. Milburn suggested the contractor double check on keeping support posts under the deck as they are, as code may require 6 x 6 supports. Board approved the colors.
- **Deck repair at 2006 Maple Circle:** Homeowner would like to use composite decking to replace deteriorating wood deck. She asks for advice regarding color in Trex ([color samples linked here](#)). She also wants a more open and lower railing. Milburn advised her to check city code for deck railing requirements.
- **2021 Elm Circle:** Homeowner is recently deceased and his estate needs to be notified that the association does not allow rental units.
- **Google Fiber agreement:** An agreement has been sent to the association to bring Google fiber onto our property and up to each unit. Gisch estimates it will be another six months before that happens. In the meantime, an agreement was signed.
- **Water in the basement at 2040 Elm Circle:** Gisch will bury downspouts there and at 2044 Elm Circle so water does not pool at the base of the unit.
- **Weeds under pine trees at 2032 Elm Circle:** In 2023, the homeowner found poison ivy under the trees. Freise sprayed all weeds under the trees, which mitigated the problem. Weeds are again growing under the trees. Milburn volunteered to remove them.

COMMUNICATIONS

None.

ADJOURNED: 6:50 p.m.