

Meadow Point Townhomes 2024 Annual Meeting Minutes

October 19, 2024; 10:05 a.m.; Elm Circle cul-de-sac

Meeting called to order by association president, Kristine Milburn.

Introduction of other current board members: Mark Pockrandt, vice president; Kathy Olah, officer at-large; Kent Freise, treasurer; and Joanne Boeckman, secretary. Property manager Mark Gisch was detained and arrived late.

Introduction of attending homeowners: 45 people were in attendance, representing 34 households.

Minutes of the 2023 annual meeting were accepted without corrections or additions. Joel Olah moved to approve the minutes; seconded by Lyle Hawn. Approved.

Treasurer's Report

Presented by Freise. Each homeowner had access to the report, which included the status of the 2024 budget, as of September 30, 2024, and the projected amount for 2025.

- First, no increase in association dues are anticipated for 2025. Monthly dues are \$225.
- Freise reviewed the projected budget for 2025. Key points include a reduction in allowance for building maintenance from \$16,000, allowed for 2024, to \$10,000 for 2025. \$5,000 of that reduction will be added to grounds maintenance for 2025. The amount budgeted for snow removal was also reduced by \$2,500 to \$17,500 for 2025. Concrete maintenance is also reduced by \$2,000, to \$20,000, for 2025.
- Insurance premiums for 2025 for State Farm, our current insurer, were anticipated to increase by about 20%, but the actual amount now is expected to increase by only about 2%. Taxes will also increase slightly.
- As a result of dropping Mediacom payments by the association, and also replacing the lighted sign at our entrance with a non-lighted sign, we no longer have utility payments.
- Most other budgeted items for 2025 will remain the same as 2024.
- Members' equity, the amount anticipated to be in reserve after all budgeted expenses are paid for both 2024 and 2025, is estimated to amount to about \$35,000. That will be used to pay for installation of a fence along the north side of our property. It will be 6-foot high, and installed on Meadow Point property behind five houses.
- Homeowners were given a heads up about a pending claim against our former insurance carrier, West Bend Mutual, as a result of roof damage caused by hail in 2022. *This action will likely result in a special assessment on each unit of about \$2,175.*
 - West Bend is in negotiation with Chris Tremain, the insurance adjustor representing MPTH interests. West Bend has so far paid Meadow Point \$318,552.70. Ten percent of that amount was paid to Tremain.
 - An attempt to repair roof damage, rather than replace it, was unsuccessful, so our claim is for roof replacement, which will cost about \$3.8 million. The deductible is a small percentage of the value of our units, which must be paid by homeowners. The special assessment cannot be made until a final decision comes from the insurance company.
 - Homeowners were urged to check with their insurance companies to see if they have a loss assessment rider on their policy, which should cover most or all of the special assessment amount.

Carol Cowling moved to approve the budget. Joel Olah seconded. Approved.

Property Manager's Report

- Gisch thanked Freise—who is rotating off the MPTH Board—for his work, which included not only budgets and treasurer reports, but also assistance with the annual audit, trimming bushes on the property, concrete management help, and maintaining three common grounds gardens.
(Freise responded that he will continue assisting the new treasurer for a short while, and continue identifying concrete needing repairs, and doing landscaping and garden maintenance on the common areas. He also plans to collect checks for the special assessment, and help to set up payment plans for people who don't have loss assessment coverage.)
- **Extreme Tree** trimmed trees and raised canopies on October 15. The work wasn't quite finished, but Gisch said his crew could finish small jobs, as long as no large limbs would need to be hauled away. Most trees that needed to be cut down have been removed. There are a few that still need to be cut down, and that work will be done next year.
- **Snow removal:** MPTH is first or second on the list of drives to be cleared after a snowfall, which is a privilege, Gisch said. As some of the snow removal companies have many clients, those near the bottom of the list can wait a day for snow removal.
- **Ice:** If there is at least an inch of ice over everything, Gisch and his crew will sprinkle ice melt, but homeowners should be aware that if the sun is out and melting occurs during the day, ice may form again. Homeowners are encouraged to spread ice melt on areas that are icy, but those who are unable to spread the ice melt themselves and who have problem areas can call him to spread the chemical melt. If homeowners keep their own melt on their porches, it makes it easier for him and his crew to spread it.

Board Member Election Results

Board terms are for two years. Kathy Olah was reelected for another term and Lars Peterson was newly elected. Kent Freise rotated off.

Questions/Comments

- Board president Milburn invited homeowners to attend board meetings, which convene the third Monday of every month. The exception was for the October meeting, which for convenience due to a conflict in schedules, was right after the annual meeting. All other meetings will be either at her home or sometimes by Zoom during the winter. If homeowners want to join via Zoom call, she will work with them.
- A query was made about the Association's reserves. They appear very healthy, but property manager Gisch reminded homeowners that the Association has received two payments from West Bend Mutual for roof damage, and that money has been earmarked for roof work that will be done. Also, reserves are necessary in case of emergencies, such as sewer work, as sewers are aging. He also anticipated a need for painting houses, and a healthy savings would be required to repaint—probably within a few years. When siding on the houses was replaced with hardiplank, the paint was expected to last about seven years, but it was about 12 years before it was repainted in 2021. Each succeeding paint job will last less time, Gisch said. He estimated the next painting will cost about \$1 million.
- A homeowner asked if minutes from the annual meeting could be provided to her and other homeowners, as so much had been covered during the meeting, especially regarding the loss assessment rider. Secretary Boeckman affirmed that could be done, and Milburn reminded everyone that the minutes would be a draft copy until they are approved at the next annual MPTH meeting in 2025.
- Another homeowner asked if minutes from the monthly board meetings could be emailed or sent to homeowners. Milburn again reminded everyone that minutes are draft copies until approved, and therefore board meeting minutes are posted on the Meadow Point Townhomes website about a month after each monthly meeting. The homeowner acknowledged she knew it was online, but preferred it be emailed or sent to her. Milburn said that would be done after approval of the minutes.

- Several homeowners expressed concerns about weeds on the property. Gisch said another application to treat weeds was due this fall, and a pre-emergence would be applied in the spring. In response to a question about thistles, Gisch said he would do a spot application to kill those. Asked if a non-chemical weed killer could be applied, Gisch reassured homeowners that the same chemical is applied on golf courses and around thousands of homes, so it should not be toxic to people. Kent Freise also said he would check with Shades of Green to see what they use. Asked if weed killer could be spot applied, rather than broadcast, Freise reassured the homeowners that Shades of Green has been careful in its application, and there have been no complaints about flowers and bushes being killed.
- In response to a question about trees: As long as the ground isn't frozen, trees still need to be watered. They should have a good soaking, at least for the tree's first two years in the ground. Fertilizer pellets can also be applied in the fall. While arborists recommend fertilizing in spring, the tree can store the fertilizer in its roots over the winter.
- A homeowner expressed concern about her dog having been attacked by another dog from outside the MPTH property, and wondered if the fence that will be installed on the north of the property would protect her dog from such attacks. Freise said the fence will be 6-feet tall, which should offer some protection. It would be installed on our property, even when it's backed up to a chain link fence. There could be a gap between the chain link fence and the MPTH fence, but there should be enough room for utility companies to get between them. Milburn reminded everyone that our property is covered by the ordinances of the City of West Des Moines, and that homeowners can call the city if their dog is attacked. She also reminded everyone that our bylaws limit each unit to two pets, each under 30 pounds, unless approval from the Board is received.
- A question was asked about whether homeowners with assessment riders would receive paperwork to present to their insurance companies. Gisch answered that when a claim is made, homeowners receive a letter that can be submitted to their insurance. If more than that is needed, the Association will work with homeowners on that.
- A homeowner questioned if there had been reports of stealing in the neighborhood. Milburn said a deck umbrella was reported missing, but was later found nearby. If there are concerns about porch pirates, she suggested security cameras and Ring doorbells might provide a measure of assurance, and insurance companies often offer discounts for those.

Adjournment

Kent Freise moved to adjourn. Mary Brackett seconded. Meeting adjourned at 11:14 a.m.

Respectfully submitted,
Joanne Boeckman