

# Meadow Point Townhomes Association Board Meeting

## August 19, 2024; 2044 Elm Circle

**Call to Order:** 6 p.m.

**Attendance:** Kristine Milburn, Mark Pockrandt, Kathy Olah, Joanne Boeckman, Kent Freise. Property manager Mark Gisch joined via cell phone.

### Secretary's Report

- Minutes from the July meeting were presented by secretary Boeckman.
- MPTH financial details will not be listed in the minutes. Homeowners wishing to see the financial statement may email meadowpointth@gmail.com for a copy.

Olah moved to approve the minutes. Pockrandt seconded. Minutes were approved.

### Treasurer's Report

- Treasurer Freise presented a report for the period of July 1 to July 31, 2024, and provided an overview of operational funds and reserves.
- At the end of July, utilities/cable/electricity, snow removal, taxes and bank fees exceeded the budgeted 58.3% of projected costs, primarily because we agreed to extend Mediacom Cable through the end of January. Snow removal and taxes will balance that out as the year progresses. All other expense items were at or less than 58.3% of budget projections.
- The association has three CDs: one for 6 months at 5.2% APY maturing Sept. 5, 2024; one for 15 months at 5.1% APY maturing April 16, 2025; and one for 21 months at 4.85% APY maturing October 16, 2025. A 6-month CD at 5.2% matured on July 16, 2024 and was deposited in a Money Market.

Boeckman moved to approve the treasurer's report, Pockrandt seconded. Approved.

### Property Manager Report

- Gisch followed up on an ongoing issue at 1937 Maple Circle. Homeowner has been dealing with a leaking roof, causing water problems and saturated insulation on the interior ceiling entryway. Gisch and a representative of LR Roofing, and the homeowner's contractor inspected the damage and determined several problems have contributed to the issue, including standing ice and raccoons digging on the area, creating more damage. Some previous temporary fixes were made. In addition, the interior hallway has no drywall or insulation, which has been removed because of water damage. Homeowner's contractor agreed to repair the problems. His quote was for \$600-\$700, which Gisch said is a fair rate, to be paid by the association.

After the roof damage is repaired, if rain doesn't penetrate the house, the interior will be repaired next. Gisch said insulation and drywall needed in the hallway is estimated to cost up to \$2,000.

- Four trees damaged during a recent wind storm have been removed and debris cleaned up by Extreme Tree. The trees were an Autumn Blaze Maple in front of 1907 Elm Circle, a Cleveland Pear in front of 1905 Elm Circle, a crabapple tree west of 1945 Maple Circle, and a Sugar Maple north of 2030 Maple Circle. One tree in need of cutting, behind 2022 Maple Circle, is scheduled for removal. Other trees are also in need of trimming, but because of storm damage in the metro area, Extreme Tree has been busy and will return in October to do the trimming needed. Gisch said he will alert homeowners who will have tree work done so they're not surprised.

- Concrete work went well and Gisch said areas needing grass seeding will be identified and seeded. Concrete work was not completed at 1921 Elm Circle. It will be rescheduled either this year or delayed until 2025.
- Gisch is working with the homeowner at 2026 Maple Circle to settle concerns about rocks disturbed during concrete work.

### **Old Business**

- Shades of Green has caught up on its billing.
- Tremaine and LR Construction have been negotiating with West Bend Mutual Insurance on our behalf to reach a solution for repairing roof and other damage created by hail in 2022. The two-year window of time for a mutually agreed upon solution to be reached is rapidly approaching. In order to extend the time for negotiating, a legal process called tolling can be pursued. In this case, concern that West Bend Mutual was too slow on its end, and time might run out, resulted in a decision to file a tolling process.

On Aug. 13, Freise made a motion via email that the board approve retaining a lawyer to file the tolling. Boeckman seconded, and the vote to approve, done via email, was unanimous.

West Bend agreed to extend negotiations for six months and therefore, the tolling was not filed and no attorney was needed. West Bend has agreed to make an initial payment on our claims of \$266,348.39. Tremaine will receive 10% of that amount for negotiations on our behalf, to equal 26,634.84.

The Association's deductible will be \$158,806.80, which is expected to be borne by homeowners via an assessment.

### **New Business**

- New candidates are being sought for the next board term. A vote will be taken at the next annual meeting, which is scheduled for Saturday, Oct. 19, at 10:00 a.m. with a rain date of Oct. 20 at 1 p.m. Milburn will send save the date notices to homeowners.
- The board will deliver packets for the meeting, to be hand delivered to homeowners. The information will include absentee ballots for those unable to attend the meeting.
- Freise will not return to the board when his term is up at the end of October, but he has indicated he will continue his work maintaining landscaping on our property. He has taken on flat-siding most bushes on the perimeter and hoeing weeds under those bushes. He also will continue to maintain two landscaped gardens, which he created, on the north and south sides of the property. He assured the board he plans to assist with overseeing contract work on the property and to help the board when necessary.

### **Adjournment**

Freise moved to adjourn. Pockrandt seconded. Adjourned at 6:55 p.m.