

## Meadow Point Townhomes Association Board Meeting October 19, 2024; Driveway of 2032 Elm Circle

**Call to Order:** 11:20 a.m.

**Attendance:** Kristine Milburn, Mark Pockrandt, Kathy Olah, Joanne Boeckman, Kent Freise, and property manager Mark Gisch. Newly elected board member Lars Peterson was not present.

### Secretary's Report

- Minutes from the September meeting were presented via email 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 September 1 to September 30, 2024, and provided an overview of operational funds and reserves.
- At the end of September, the Operational Fund in checking and savings included two payments totaling \$318,552.70, less \$31,855.27, paid to Tremain Enterprises from West Bend Mutual for hail damage to roofs in 2022.
- Also, concrete, utilities/cable/electricity, snow removal, taxes and bank fees exceeded the budgeted 75% of projected costs (because the MP Association agreed to extend Mediacom Cable through the end of January). Snow removal and taxes will come into balance as the year progresses. All other expense items were at or less than 75% of budget projections. Freise noted money has also been saved on postage with hand delivering of information for the annual meeting.
- The Association has three CDs: 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, and a new, 12-month CD at 5.3%. A money market account includes a \$2,175 payment for 2021 Elm Circle against a potential special assessment to cover the West Bend deductible amount.

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

### Additional Comments

- **Roof repairs from 2022 hail damage:** West Bend and LR Roofing, with insurance adjustor Chris Tremain, moved into arbitration, called appraisal, in mid-September. Each party has hired an independent assessor, and if they fail to reach an agreement, their recommendations will be submitted to an umpire for final settlement. Attempts to make repairs were unsuccessful. Gisch said state law requires roof repairs must be made with shingles of like kind and match, but the lot number didn't match. In addition, more damage was created while trying to replace damaged tiles.
- **Concrete** repair and replacement has been completed for 2024, except for 1921 Elm Circle. It will either be scheduled to be done in the near future or be delayed until 2025.
- **Tree trimming:** Extreme Tree was on our property to trim trees on October 15. The board clarified that while some homeowners may have paid for trees planted on the

common property (not their own areas within 30-inches of their units), the trees will be maintained by the association. It's necessary to trim trees to allow room under them for mowers, and also to allow grass to grow under trees.

- After a request at the annual meeting, held prior to the board's monthly October meeting, Kent volunteered to call Shades of Green to ask what chemicals the company uses to spray weeds on our property.

### **New Board Members**

- Kent Freise is leaving his board position. Lars Peterson was elected at the annual meeting for the Board. Kathy Olah, whose term expired, was reelected to the Board.
- While Freise is leaving the Board, he has volunteered to train the new treasurer, assist with the annual audit in 2025, continue to assist the property manager with identifying and supervising concrete repair and replacement, and to continue maintenance of the two gardens on the northeast and southeast areas of the property and the garden at the entry to Meadowpoint.
- **New Board Member Positions:** Milburn agreed to continue as board president; Boeckman will continue as secretary; Pockrandt will continue as vice president. Peterson, pending his approval, will serve as board member-at-large. Olah is the new treasurer.

### **New Business**

- Homeowner at 2002 Maple Circle has had issues with sewage pipes from her house. Smith Sewer recommends descaling. The Board agreed the Association will pay for the work.
- Homeowners at 1959 Maple Circle asked for approval to have a three-season porch built over the footprint of the existing deck. The Board voted to allow it. Property manager Gisch said he would check trees to see if any would need to be removed to allow building the sun porch.

### **Adjournment**

Pockrant moved to adjourn. Boeckman seconded. Adjourned at 11:42 a.m.

Next board meeting is November 18.

Respectfully submitted,  
Joanne Boeckman