

Meadow Point Townhomes Association Board Meeting

September 16, 2024; 2044 Elm Circle

Call to Order: 6:05 pm

Attendance: Kristine Milburn, Mark Pockrandt, Kathy Olah, Joanne Boeckman, Kent Freise, and property manager Mark Gisch.

Secretary's Report

- Minutes from the August 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 meadowpointh@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 August 1 to August 31, 2024, and provided an overview of operational funds and reserves.
- At the end of August, concrete, utilities/cable/electricity, snow removal, taxes and bank fees exceeded the budgeted 66.7% of projected costs, primarily because the MP Association 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. The principal of the 6-month CD that matured Sept. 5, 2024, was invested in a new one-year CD at 5.3% APY, and the interest earned on the 6-month CD was deposited in a money market.

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

Additional Comments

- Roof Repairs from 2022 Hail Damage: West Bend and LR Roofing 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.

Property Manager Report

- Seven trees have been bought to replace trees that were either lost during a recent wind storm or cut down. A large locust tree was removed from behind 2022 Maple Circle. Trees are slated to replace two south of 1932-1936 Maple Circle, two west of 1945 Maple Circle, one west of 2022 Maple Circle, one north of 2030 Maple Circle, and one east of 1907 Elm.
- There are still several trees that need canopies lifted by trimming. Extreme Tree will do that work in October. Several trees also are in need of staking.
- Grass on the property is doing well. It's been a good year with rain and temperature ideal for growing.
- A gutter damaged when a tree fell on it during the storm at 1909 Elm Circle is slated to be repaired.

- Google Fiber has met with Freise and Gisch, and the fiber was to be brought to the property about mid-September.. Gisch said he anticipated that work would be completed within a few days of start time. Google Fiber will notify homeowners to sign up to have it brought into their homes, if they are interested.

Old Business

- Request for proposals for fence on the north side of the property are in the process of being sent out.
- There is an ongoing issue with raccoons. Homeowners are reminded that bird feeders are to be kept to two per unit, and to avoid using suet, corn, sunflower seed, or peanuts as bird feed in order to avoid attracting raccoons.

New Business

- An issue showing liens had been filed on 2021 Elm Circle before a sale to the current owner has been resolved. No action was taken after the liens were filed and they have expired, which will not hinder sale of the property. Sale is moving forward. Buyers should be notified that a special assessment for the roof work on Meadow Point is pending.
- The annual meeting for Meadow Point Town Homes is scheduled for 10 a.m. October 19th. Rain date is 1 p.m. October 20th on Elm Circle. Milburn is updating minutes from the 2023 annual meeting and preparing an agenda. Freise will present a budget for 2025. Milburn will purchase envelopes and assemble packets, which will be hand-delivered by the board.
- Terms are expiring for Olah and Freise. Olah said she will continue on the board. Freise will not continue.
- Lars Peterson will run for a position on the board.
- Freise reminded the board that a new treasurer will have to sign accounts at Westbank and Veridian.
- Olah asked the board if solar panels would be approved for her rooftop. Several questions were raised by board members. Olah said she is in preliminary exploration of the idea.
- Olah and several residents on Maple Circle are planning a chili supper for Oct. 24.
- Gisch identified a Bradford Pear tree at 2032 Elm Circle that needed to be cut down. Board members were invited to inspect it after the meeting.

Adjournment

Boeckman moved to adjourn. Olah seconded. Adjourned at 7:05 p.m.
Next board meeting is Oct. 21.