

**Meadow Point Townhomes Association Board Meeting
November 18, 2024; 2044 Elm Circle**

Call to Order: 6:01 p.m.

Attendance: Board members Kristine Milburn, Mark Pockrandt, Kathy Olah, and Joanne Boeckman attended in person. Also joining via Zoom were property manager Mark Gisch, and, for portions of the meeting, Kent Freise, former board member and treasurer, and new board member Lars Peterson.

Homeowners Lynn Gossen and Betty Hugunin also attended in person.

Secretary's Report

Minutes from the October meeting were presented by secretary Boeckman.

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

Homeowners' Request

The agenda was shifted to allow Gossen and Hugunin to make their request at the top of the meeting. They asked for board approval to place a lighted reindeer decoration where the MPTH's former signage was located, on the northwest corner of the intersection where our property is entered. They intended to ask the homeowners at 1901 Elm Circle if they could plug in their decoration to light it. They also requested approval to place luminarias with battery-operated candles around the boulevard at the entrance to MPTH, Dec. 23, continuing for a few days. Their intention was to find a homeowner willing to store the reindeer to be used in future years as well. The board agreed to discuss the issue and Hugunin and Gossen left the meeting.

Treasurer's Report

- Treasurer Olah presented a report for the period of October 1 to October 31, 2024, and provided an overview of operational funds and reserves.
- At the end of October, concrete, utilities/cable/electricity, snow removal, taxes and bank fees exceeded the budgeted 83% 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 83% of budget projections. The amount budgeted for postage was also reduced by hand delivering of information for the annual meeting.
- The Association has three CDs: one for 15 months at 5.1% APY, one for 21 months at 4.85% APY, and one for 12 months 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.
- 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.

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

Property Manager's Report

- Shades of Green has done some leaf cleanup, as of this date, but there is some left to do.
- Also, gutter cleanup has yet to be done. Some areas are still getting a lot of leaves, and Gisch says it will be better to delay as long as possible in order to clean up as many as possible.
- Lawns Plus will do snow removal this winter.
- Damage repair caused by raccoons at 1937 Maple Circle has been completed. The association will bear the cost of over \$3,300. Gisch suggested homeowners be reminded again not to put out bird seed that attracts raccoons.
- All trees are now planted to replace those removed. Some minor work still needs attention. Xtreme Tree will finish the trimming when they can. Gisch said in an El Niño year, weather is predicted to be mild in November and December, and he's hoping to get the work scheduled for December.

Old Business

- Update from Freise on fencing for the north side of the property: Two bids have been received, one for about \$34,000 by Capitol City Fence Co., and another for about \$40,000 from Central Iowa Fence, which put up the fence on the south side of the Meadow Point property. More research will be done and a decision will be made later on which bid to accept.
- Freise and Gisch both reported that information needed from West Bend Insurance Co. has not yet been received. It is necessary in order to proceed with arbitration for roof replacement because of hail damage in 2022.

New Business

- The board discussed the request for a lighted deer and luminarias. As long as the decorations are non-sectarian and respectful of all religious traditions, the request was approved. It was decided a deer would be non-religious. The board decided to grant \$250 from the social budget to pay for decorations, as there was sufficient funds for that and it is nearing the end of the budget year.
- Several requests have come in for approval of deck replacements. One request required immediate approval, so the architectural committee looked at samples of **Trex**, a composite material which the homeowner was considering, and which has been used by several other homeowners. Three colors have been approved for decks: **Tiki Torch, Carmel, and Biscayne**. In addition, the committee will also consider colors in another composite line, Timbertech. Also, the architectural committee said metal dividers cannot be black and suggested a color such as oil-rubbed bronze. Wood dividers should match the two approved colors: the siding color and a stain from Sherwin Williams called Spice

Chest. Board members Lars Peterson and Kathy Olah are on the architectural committee. Peterson said there are numerous colors available in the composite materials, and he would like to look at those with the siding color and vet colors for approval.

A motion was made by Boeckman to accept the colors vetted so far by the architectural committee. Seconded by Olah. Approved.

- The board discussed whether snow poles should again this year be inserted along edges of driveways so snow plows will not plow grassy areas. Olah and Milburn have poles stored in their homes from last year. There are areas that are not practical to place the poles, as plows sometimes have to push snow onto the grass, such as between 2028 and 2032 Elm Circle. Gisch pointed out there are few places to push snow, so in those cases it is pushed into communal areas. He also said Meadow Point has curved driveways that make it difficult for snow plows. The poles help, but there may still be some lawn damage. The board decided to send out an email asking if there were any homeowners who did not want the poles erected.
- Milburn said Google Fiber is now being installed to homeowners requesting it. Cost is \$70 with up to two free extenders to allow better coverage throughout the house, and possible just outside.

Adjournment

Olah moved to adjourn. Pockrandt seconded. Adjourned at 7 p.m.

Next board meeting is December 16.

Respectfully submitted,
Joanne Boeckman