

**Meadow Point Townhomes Association Board Meeting**  
**January 20, 2025, via Zoom**

**Call to Order:** 6:15 p.m.

**Attendance:** Kristine Milburn, Mark Pockrandt, Kathy Olah, Joanne Boeckman, Lars Peterson, and property manager Mark Gisch.

**Secretary's Report**

- Minutes from [December](#) meeting presented by Milburn.

Milburn motioned to approve; Olah seconded. Minutes approved.

**Treasurer's Report**

- Treasurer Olah presented a report for the period of December 1 to December 31, 2024, and provided an overview of operational funds and reserves.
- Olah reported that at the end of December, the following expenses exceeded 100% of projected costs: Tree Maintenance at 136%, and Copies/Supplies at 180%. All other expense items were at or less than 100% of budget projections for the year.
- Question about getting a CPA or not for taxes.

Peterson moved to approve; Milburn seconded. Approved.

**Property Manager's Report**

- Property Manager Gisch showed a photo of a needed repair in 1944 Maple Circle due to past issues with roof leak moisture. He reported that the number of issues in all units since having the roof replaced has decreased. Although moisture from condensation can cause stains, that doesn't necessarily cause damage to the drywall and in any case, that is not an issue to be repaired by the association. If there is damage caused by roof issues, the association will repair it. Gisch said this unit will be repaired later, in the spring.
- A decision was made to clear drives and sidewalks after a previous snow, as temps were predicted to remain frigid. Although the snow was only about 2 inches, melting from sunshine and refreezing would cause issues for homeowners, so the snow clearing was done as prevention for icing problems.
- There was a report of branches on the ground behind some units after a windy day. Gisch said he would inspect the Meadow Point property following high winds.

**Additional Comments**

- **Roof repairs from 2022 hail damage:** Boeckman talked to insurance appraiser Chris Tremain and gave an update on negotiations between West Bend and LR Roofing. Because the two sides have not reached a mutually agreed upon remedy for Meadow Point's roof damage, each side has chosen an impartial appraiser to negotiate. Both appraisers have now agreed upon a judge, called an umpire, to help resolve the dispute.

The time limit for resolution was originally two years, and because no mutually agreed upon solution was reached by the end of that period, the time to resolve it was extended by a tolling agreement until Feb. 16, 2025. Weather twice delayed planned inspections of the roof, necessary for resolution of the issue, so another tolling agreement has now extended the deadline to August 16, 2025. As of this time, a roof inspection by appraisers was scheduled for Jan. 31.

Boeckman was concerned that if another weather event caused more roof damage, with pending resolution of one issue, it would complicate the issue, leading to denial of all claims by both West Bend

and Meadow Point's current insurer, State Farm. Gisch noted that damage from the 2022 hail damage has been recorded and photographed. Olah checked with State Farm, and an agent assured her new damage would be apparent and separate from old damage.

The discussion about our State Farm policy led to a request that the policy be accessible to the board and to Gisch. Milburn offered to scan the policy and put a PDF of it where it could be accessed by all. Update: a PDF was secured and forwarded to the board.

Gisch asked the board if, assuming a resolution of the roofing situation includes replacement of all shingles, it would prefer to go with the same color. The board agreed. Gisch said he would begin research on finding a replacement.

- **Request for proposals** for the fence along the north section of the MPTH property resulted in bids of:
  - \$34,000 from Capitol City fencing company.
  - \$40,000 - Central Iowa fencing company, with a deposit of 50% when the contract is signed

Peterson reported that he had looked at reviews for both companies and Central Iowa, which installed the fencing on the south side of MPTH, had a slightly higher rating than Capitol City, whose rating was lowered by just a couple of reviews. No decision was made on which company to hire.

#### **New Business**

None.

#### **Communications**

None.

**Meeting adjourned 6:55 p.m.**

Peterson moved to adjourn. Pockrandt seconded.

*Respectfully submitted by Kristine Milburn.*