

Meadow Point Townhomes Association Board Meeting
March 24, 2025

Call to order: 6:15 p.m., 2024 Elm Circle

Attendance: *In person:* Kristine Milburn, Joanne Boeckman, Lars Peterson; *via Zoom:* Mark Pockrantz, Kathy Olah; *via cell phone:* property manager Mark Gisch.

Secretary's Report

Minutes from February meeting presented by Peterson.

Boeckman motioned to approve; Peterson seconded. Minutes approved.

Treasurer's Report

- Treasurer Olah presented a report for the period of February 1-28, 2025, which provided an overview of operational funds and reserves. A full report can be received if requested.
- Olah reported that at the end of February, the following expenses exceeded 100% of projected costs: building maintenance is over by 25.6%; snow removal by 25%. All other expense items were at or less than 16.7% of budget projections for the first two months of the year.
- The Association has a CD maturing on April 17, 2025. Olah asked if the CD should be renewed or not. Gisch said it might be a good idea to hold the money in reserves, as it may possibly be needed for roof replacement. The Association discussed waiting to renew the CD until the next board meeting, as the board expected to know by then if funds will be required for roofing.

Milburn moved to approve the report; Pockrantz seconded. Approved.

Property Manager's Report

- Property Manager Gisch gave an update on the roof issue. West Bend Insurance will conduct an inspection March 27, weather permitting. Milburn said homeowners would receive an alert about the inspection.
- A small amount of spring cleanup will be done by Gisch and volunteers, including blowing leaves from a few patios and other areas.
- Concrete: Gisch will get bids from Terry's Concrete, and he and Peterson will refer to Kent Freise's concrete replacement schedule to determine a timeline for work by assessing areas after spring rains. Olah and Peterson will send out RFPs for concrete work.
- Some triangular fascia boards have fallen off, possibly due to raccoon activity. Gisch said they would be repaired.

- Lawn care due to be done on the property include fertilizing, grub control, and reemergence treatments. Lawn care is done by Shades of Green. Gisch said Meadow Point will likely continue to use the company's service, as the price is good and the work is satisfactory.
- Lawns Plus, the company that does snow removal at Meadow Point, will pay to repair areas damaged during removal of snow. Gisch said he would fill potholes and damaged areas in the lawn.

Old Business

Peterson reviewed bids for the fence along the north section of the MPTH property. Four companies received request for proposals, including one suggested by a resident (no response from that contractor), Prestige Fence, and Capitol City Fence Co. (two companies that bid unsuccessfully on the southern fence project. A fourth bid was from Central Iowa, which installed the fence on the south side of the property.

- ◆ \$34,000 was bid by Capitol City, although no written bid was received.
- ◆ \$40,000 was bid by Central Iowa fencing company, with request for a deposit upfront of 50%. After buried utility lines are marked, holes needing to be within 18 inches of a marked line will have to be dug by hand for a charge of \$25 per hole. The Association will also be responsible for removing trees and shrubs in the way of where the fence is to be placed. Material quoted is Trex, the same as was installed on the south side of the property.

After discussion, Olah moved that the Association hire Central Iowa. Peterson seconded the motion. Passed.

Gisch suggested he become the contact person for the project, and the board concurred.

New Business

- Freise has identified areas that need to be trimmed in the hedgerow along the walking trail, and homeowner David Jensen has volunteered to clean up the hedgerow. Other volunteers would be welcomed. The board suggested the Association reimburse the cost of lawn waste bags purchased for the project.
- Olah suggested the Association begin looking for someone such as an architect or designer who could present ideas to update the colors of Meadow Point buildings, in order to be prepared when future work is done. After some discussion, the board decided to consider asking residents who are qualified to make design suggestions.

Meeting adjourned 7:05 p.m.

Peterson moved to adjourn. Olah seconded.

Next meeting is April 21 at 6:15 p.m.