

Meadow Point Townhomes Association Board Meeting

May 19, 2025; 2044 Elm Circle

Call to Order: 6:15 p.m.

Attendance: Kristine Milburn, Mark Pockrandt, Kathy Olah, Joanne Boeckman, Lars Peterson, and property manager Mark Gisch. Also present was homeowner Lydell Gossen, 2017 Elm Circle..

Secretary's Report

Minutes from April meeting presented by secretary Boeckman.

Moved by Peterson to approve minutes. Seconded by Olah. Motion passed.

Treasurer's Report

Olah presented a treasurer's report for the period of April 1-30, 2025, and provided an overview of operational funds and reserves.

- **Financial Statements** for May were presented. Homeowners wishing to see the financial statement may email meadowpointth@gmail.com for a copy.
- At the end of April, the following expenses exceeded budgeted YTD costs of 33.3%: snow removal was at 36%; and bank fees were at 36%. All other budgeted items were at or less than 33.3%.

Milburn moved to approve the treasurer's report. Pockrandt seconded. Motion approved.

Property Manager's Report

- Homeowners at 2028 Elm Cr. reported a plumbing problem, and a plumber could not find the correct water shut-off valve for that property. Gisch said he would find a plumber who can locate the correct shut-off valve.
- An Autumn Blaze Maple tree on 19th street, behind 1905 Elm Cr., lost a large limb during a wind storm on May 16. The limb was cut back to remove it from the street, but the tree is now compromised and at risk of falling. It will be cut down.
- A survey still has to be done for the fence to be installed on the north side of the MPTH property. Gisch estimated the work will begin within a month. Gossen asked where exactly the fence would be installed. Gisch and Milburn explained it would be in the gap between existing privacy fences, on the northwest side of MPTH property.
- An agreement on roofing dispute between West Bend Insurance and Tremain's appraiser has not been reached and negotiations ongoing. If they can't come to an agreement, the matter will go to an umpire to be settled. In the event an agreement is reached in MPTH's favor, Gisch has roofers lined up to do the roofing work.
- Seeding of the area behind 1928 and 1932 Maple Cr. has not yet been done. Gisch said he would bring in soil, amend it with lime to neutralize the ground, which is acidic from removed pine trees, and then seed it. The property owner had requested sod, but Gisch said it would need to be watered regularly, and he has had better luck with seeding.
- Boeckman reminded Gisch that she had pointed out a large bare spot under a tree in the green space between 2032 and 2028 Elm Cr. Steve Boeckman added dirt and planted seed to the area, and is watering it when necessary. A bill will be presented to the board for the cost of materials.
- Gisch suggested that if homeowners wanted to fill holes in the lawn and reseed the area, it would actually cost the association less than if he did it or hired someone to do it. The board agreed with him.

- Pre-emergence was applied earlier in the spring to grassy areas by Shades of Green. Some areas appear to have been missed. Gisch asked the company to spray weeds again, but there are still areas where weeds are coming up. He will look into treating those areas. He will also ask Shades of Green to make sure it puts up signs on the property after it sprays for weeds. The company has not been doing that recently.
- Gisch also suggested that weed killer be provided for volunteers who want to eliminate weeds in large areas. Several areas on the property were noted as having weeds, including behind 2032 Elm Cr., at 1931 Elm Cr., and in the common area between Elm and Maple circles.
- Stakes placed around an Aspen tree at 2027 Maple Cr. will be removed in the fall.
- A large cottonwood tree at 2000 Elm. Cr. was removed by Xtreme tree.

Old Business

- Plans for the Architectural Committee to head up an effort to look at paint colors for Meadow Point homes for future reference have been tabled.
- RFP for concrete work will be sent out after the roofs have been dealt with. Peterson and Olah will assess areas that might need to be replaced or could be delayed. Gisch said that concrete work has been handled on an aggressive schedule in the past few years, but he suggested taking up a less aggressive schedule now.
- Most homeowners appear to be cooperating with the request to leash their dogs when walking them.
- Several homeowners have stepped up to volunteer their services for MPTH. Milburn commended Sara Schlievert for her good work to arrange for dryer vent cleaning, collect money for it, and schedule the cleaning for homeowners who signed up. Kristine Milburn and Peggy Willis have been clearing weeds from the north and south gardens on the grounds. Dave Jenkins has been trimming bushes along the walking trail. The board mentioned that volunteers are welcome to help with work on the grounds..

New Business

- A homeowner has requested a Google survey form linked to the MPTH website for homeowners to record concerns or make requests. It will be designed to go to the MPTH board members and Mark Gisch. Milburn will work on a prototype.
- A request was made to remove small stumps left from tree removal behind 1908 Maple Cr. Gisch will look at the stumps and either remove them, or give homeowners something to apply to the stumps to kill them.

Adjournment

Meeting adjourned at 7:16 p.m.

Respectfully submitted,
Joanne Boeckman