

Meadow Point Townhomes Association Board Meeting Minutes
August 18, 2025

Location: 2044 Elm Circle

Call to Order: 6:30 p.m.

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

Treasurer's Report

Olah presented a treasurer's report for the period of June and July, 2025, as there was no board meeting in July. She provided an overview of operational funds and reserves. Homeowners wishing to see the financial statement may email meadowpointth@gmail.com for a copy.

A CD is coming due Sept. 5. After discussion, the board decided it would be renewed. Milburn moved to approve the treasurer's report. Olah seconded. Report approved.

Secretary's Report

- Minutes from August Special Assessment meeting on August 16, 2025, were presented by secretary Boeckman. A few corrections and additions were suggested. Moved by Olah to approve minutes as amended. Seconded by Pockrandt. Minutes approved.
- Minutes from the June meeting were presented by Peterson. Motion to approve by Olah, seconded by Boeckman. Minutes approved.

Property Manager's Report

- Gisch reported that the fence on the property's north side would soon be installed. He said that year-to-date, the Association's reserves were on the good side by about \$22,600, but installation of the fence will exceed the amount budgeted, and it will use up those reserves, and more, leaving a deficit of about \$1,189.
- As a settlement was reached with West Bend Insurance, roofing would start in late August. LR Construction would notify homeowners when their roofs would be scheduled for work.
- He estimated snow removal was under the amount budgeted by about \$10,000. He suggested some of that amount might be redirected toward tree purchase. He has purchased four already that will be planted around the property. He will do an inspection of the property and have his crew add dirt and seed where trees had been removed and where there were bare spots.
- Crushed brick was removed from 2000 Elm Circle. Downspouts will be buried at various addresses on the property.

- Concrete work will be deferred until spring 2026 because of the work that will be going on with installation of the fence and replacing roofs. He was concerned that the equipment for roofing may also damage some concrete. Concrete repair at 1921 Elm Circle was deferred last year, and should be done in 2026. Homeowner would like a heads-up before work is done.
- Kent Freise provided much time and labor to landscaping work on the property, which provided a big savings to the Association, until his death. Gisch suggested that the maintenance of gardens on the north and south sides of the Association property should be rolled into the cost of Grounds Maintenance. Freise also took on responsibility for cleaning out and cutting bushes on the property; Gisch said he would like to have the height of bushes cut back, and he would seek a quote from Lawns Plus to do the work. Olah said she had concerns about bushes along 19th Street, behind her unit, that needed trimming. Gisch suggested volunteers from the Association be sought to clean out bushes and volunteer trees.

Old Business

- A settlement was reached with West Bend Insurance for roof replacements due to hail damage that occurred in August 2022. Townhomes of Meadowpoint must pay a deductible amounting to \$2,175 per unit. At a special meeting on August 16, 2025, with a vote by 59 members either in attendance or voting by proxy, 56 voted to approve paying the assessment, and 3 voted against the assessment. With the assessment approved, the board set a deadline for payment by Oct. 31, 2025, which should allow time for homeowners to work with their own insurance companies if they have a loss assessment rider. Checks will go to the Association's accountant, Steve Grodahl. Olah will work with members who may need to set up a payment plan.
- Olah will check on how much it will cost to renew our homeowners insurance coverage with State Farm.
- Terms are expiring for Milburn, Boeckman and Pockrandt. Pockrandt is choosing not to continue on the board. A search will be done to find someone else to run.
- The annual meeting will be October 18 at 11 a.m. in the green space, with a rain date of October 19 at 1 p.m.

New Business

The board agreed to schedule a meeting time of 6 p.m. The next board meeting will be September 15 at 2044 Elm Circle.

Adjournment: Meeting adjourned at 7:37 p.m. Olah moved, Pockrandt seconded.

Respectfully submitted,
Joanne Boeckman