

Meadow Point Townhomes 2025 Annual Meeting Minutes

October 18, 2025; Elm Circle cul-de-sac

Meeting called to order at 10:05 a.m.

Introduction of board members: Kristine Milburn, president; Kathy Olah, treasurer; Mark Pockrandt, vice president; and Joanne Boeckman, secretary. Not present: Lars Peterson, at-large board member. Also introduced: Mark Gisch, property manager.

Introduction of attending homeowners: 36 people were in attendance, representing 31 households.

Minutes of the 2024 annual meeting were accepted without revisions. Todd Ferrell moved to approve; seconded by Carol Cowling. Approved.

Financial Report included a presentation of the 2026 budget; current status of the association reserves; and announcement of dues increase.

- HOA monthly dues will increase to \$240 from \$225, effective Jan. 1, 2026. Reasons for the increase include a hike of 18% in insurance rates by State Farm, the association's current insurer; an increase in the buildings and grounds maintenance budgeted for 2026; and the intent to raise the amount in capital reserves.
- Residents who pay dues by automatic debit do not need to take action. Those who pay by check must increase their payment in January.
- Two recent projects contributed to the reduction in MPTH capital reserves, including the \$1.2 million roofing project and \$44,000 fencing on the north side of the property. Current reserves (as of late September) are \$425,000, and projected 2026 year-end surplus is an additional \$15,000.
- The amount in reserves for capital expenditures will not be adequate for painting the exterior of our buildings, which will be necessary in a few years. The cost is projected to be \$800,000 to \$1 million. Growing the amount in reserve can avoid the need for a special assessment.
- Gisch said it's important to have a healthy amount in the association's capital reserves, because:
 - While \$400,000 to \$500,000 in reserves was adequate 15-20 years ago, that is no longer enough. Older associations often lack adequate reserves, leading to deferred maintenance.
 - Due to our aging infrastructure, he anticipates a higher budget for sewer line repairs; lawn and landscaping costs, and concrete and sidewalk repairs.
 - Buyers assess reserve levels before purchasing; weak reserves deter sales. Strong reserves support property values and enable closer-to-asking prices.

With the increase in dues, and because of rising costs, the amount of members' equity (amount in reserve) at the end of 2026 is estimated to be about \$15,000. Because of the need to greatly increase the amount in reserve, dues will likely be raised each year.

Todd Ferrell moved to approve the treasurer's report. Laddie Sula seconded. Approved.

Property Manager's Report

- The roofing project was completed, and minor damage to screens was repaired. Some gutter covers removed during the roofing project have not yet been reinstalled. It is up to the individual members who had them installed to contact their leaf guard company to have them reinstalled.
- Gisch emphasized the importance of covered loss assessment riders on personal insurance, with a minimum of \$10,000 — or better, \$25,000 to \$50,000.
- Sidewalk and driveway repairs are planned for 2026, but if members see an urgent tripping hazard, he encouraged alerting him. For sunken or uneven spots, he is considering concrete leveling with foam, as the cost is about 30% of replacement cost, and saves older concrete, which is often much better than newer concrete. The leveling lasts 5 or more years.
- Leaf removal and gutter cleaning are scheduled for after leaves have mostly fallen.
- Planting of trees will be paused until spring. Three trees are slated to be planted on Maple Circle. Some canopies will be raised. Gisch handles small jobs; large jobs are outsourced to X-treme Tree.
- Several members expressed dissatisfaction with lawn maintenance, especially regarding bare spots and weeds. Gisch said he will address those issue in the spring.

Board Member Election Results

Forty ballots were submitted; one of those was disqualified because it lacked an address.

Board terms are for two years. Kristine Milburn and Joanne Boeckman were reelected for another term and Fern Stewart was newly elected. Mark Pockrandt's term expired and he did not run again.

Questions/Comments

- Homeowners questioned recent trimming of bushes along the west side of the property. Bushes were trimmed, and debris cleared, by several residents of MPTH who volunteered to do the work, headed by Mark Pockrandt. The work was necessary because the bushes had grown so that some branches were impeding the public trail and nuisance trees were growing among them. Olah explained that a bid for that work came in at \$6,000, and the volunteer work saved the association from paying that amount.
- A concern was raised about dogs off leash on the property and sidewalks. As this issue was raised earlier in the year, Milburn reiterated that MPTH follows the West Des Moines ordinance, which indicates dogs must be on leash or under voice control. She also reminded homeowners that not all dogs being walked through our property live in Meadow Point. For issues with dogs off leash or not under control, members should call the West Des Moines police. For clarification of the ordinance, she suggested consulting the City Council.
- Another concern arose about safety regarding use of the public trail on the west side of MPTH property. Some bikes are motorized and going very fast and riders are careless. Some of the bikes are throttle bikes, which can go up to 35 miles per hour. Milburn again urged the community to report incidents to the WDM police. Gisch suggested carrying pepper spray if people feel their safety is threatened.
- Milburn offered to consult with the WDM police about organizing a self-defense class especially geared for the safety of women in MPTH.

Adjournment

Janna Rutledge moved to adjourn. Todd Ferrell seconded. Meeting adjourned at 11:17 a.m.

Respectfully submitted by Joanne Boeckman