

**Meadow Point Townhomes Association Board Meeting Minutes
September 15, 2025**

Location: 2044 Elm Circle

Call to Order: 6:15 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 August 1-31, 2025. Homeowners wishing to see the financial statement may email meadowpointth@gmail.com for a copy.

Milburn suggested that Steve Grodahl, with Townhome Financial Services, receive a bonus for handling payments for the Special Assessment approved by homeowners in August.

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

Secretary's Report

Boeckman presented the report. Moved by Milburn to accept. Seconded by Olah. Approved.

Property Manager's Report

- Gisch reported that repairs of water shut off valves in front of 2028 and 2032 Elm Circle, which appear to not be working, will be repaired by Rhiner Plumbing. The fix will require tearing up a small area of the driveway concrete. The plumbing company will repair the concrete, and if necessary, it will be redone next year when concrete work is underway. The estimate for the shut-off valve project will be about \$2,600 plus tax.
- Two trees will be planted as replacements next to 2020 Maple Circle and behind 2026 Maple Circle. Stump holes will also be filled.
- Gisch got an estimate for trimming the hedge along the trail behind Meadow Point, and disposing of the trimmings, from Lawns Plus. The company estimated it would take about 80 man hours and the cost would be about \$6,000. Gisch said that seemed in line with a bill of \$5,400 from Ultimate for trimming the bushes about 6 years ago.
- A mugo pine between 2032 and 2036 Elm Circle has gotten too large and homeowners were considering removal. Gisch said the bush was more than 30 inches from the building, so it was on Association property, and as neither homeowner had planted it, the Association could remove it. Homeowners would need the board's approval to plant a replacement in that same location. Gisch said the removal could be done this winter or in the spring.
- In other discussion, board members brought up a number of issues related to the grounds upkeep, including concern for several trees that appear to be stressed. Gisch said there

has been an abundance of tree, grass, plant and bush stress due to a lot of rain this summer, followed by high temps. In addition, the climate this summer has encouraged lots of weeds in the grass. Weed and crabgrass control will be applied in the spring. Weed killer, pre-emergent and fertilizer will be applied this fall. Weed B Gon and Roundup for Lawns, which are safe for lawns, can be used to kill weeds, Gisch said.

- Another board member concern included small cracks that have appeared in driveways after the roofers had their vehicles parked there. That concern will be considered next year when areas are identified for concrete replacement.

Old Business

- Treasurer Olah said she has Meadow Point's insurance agent from State Farm, Tim Ford, is checking to find out if the Association's new roof shingles might qualify for a discount on the insurance premium.
- There were questions about whether the insurance premium will increase. Gisch suggested the board estimate an increase of about 10 percent for budgeting purposes. Deductible amount will increase to 5 percent.
- Gisch presented a draft budget for 2026. He asked for a raise of his salary, because he had not gotten one in recent years, as Kent Freise had taken on doing so much work on the property. Gisch also estimated that the budgeted amount should be increased to include a reserve for the operating expenses such as jet washing sewer lines and replacing chimney caps. He also anticipates replacing copper pipes, concrete driveways and walks, more tree maintenance and lawn care. Snow removal has been down, due to mild winters the past few years, but due weather expected because of LaNina, Gisch says it's possible that winter 2025-26 it will be colder and snowier than last year.
- He suggested any surplus after 2026 could be transferred to the MPTH capital reserve funds, and that the association consider increasing its capital reserve funds, as associations the size of Meadow Point commonly have at least \$1 million in reserve.

New Business

- The annual meeting is scheduled for Oct. 18 at 11 a.m, with a rain date of Oct. 19 at 1 p.m. Terms are up for three board members: Boeckman, Milburn, and Pockrandt. Pockrandt will leave the board, but Boeckman and Milburn will run for the board again. Fern Stewart has agreed to be on the ballot for the vacant position.
- Milburn will have copies of the 2024 annual meeting printed, along with ballots and a letter to the Association members. Packets of the information will be hand-delivered to the membership by Oct. 1.
- Milburn suggested that due to increasing costs, it would be prudent to raise the dues. After discussion, the board voted (moved by Milburn, seconded by Boeckman) to raise dues to \$240. Motion passed.

- There was discussion of beefing up existing committees to handle concerns and issues of the Association members. Olah has been asking for more help on the Architecture and Building Grounds committee. Social and Financial committees will continue on an ad hoc basis.

Adjournment: Meeting adjourned at 7:34 p.m.

Next meeting: Oct. 20, 6 p.m., in person. Reminder that meetings from November through February are typically held via Zoom.

Respectfully submitted,
Joanne Boeckman