

**Meadow Point Townhomes Association Board Meeting Minutes
October 20, 2025**

Location: 2044 Elm Circle

Call to Order: 6:01 p.m.

Attendance: Kristine Milburn, Fern Stewart, Kathy Olah, Joanne Boeckman, Lars Peterson. Property manager Mark Gisch joined via phone.

Election of Officers

Officers were elected as follows: Kristine Milburn, president; Lars Peterson, vice-president; Kathy Olah, treasurer; Joanne Boeckman, secretary; Fern Stewart, at-large member.

Secretary's Report

Boeckman presented the report for September.. Moved by Milburn to approve. Seconded by Peterson. Approved.

Treasurer's Report

Olah presented the treasurer's report. Homeowners wishing to see the financial statement may email meadowpointth@gmail.com for a copy.

- Eighteen people have not yet paid the special assessment. The amount is due by Oct. 31, 2025.
- The board would like to boost the capital reserves to about twice the amount MPTH currently has within the next five years. Dues will go up by \$15 to \$240 for 2026. With the 2026 increase, reserves will increase by about \$13,000 per year, which is insufficient to meet the reserve goal. Therefore, it is likely dues will continue to increase each year. The board can raise dues by up to 10 percent without approval of the members.
- A Jumbo CD held at Veridian Credit Union matured Oct. 16. The \$100,000 CD will be renewed for six months at 4.14% interest.

Peterson moved to approve the financial report. Milburn seconded. Approved.

Property Manager's Report

- Gisch said a tree at 1929 Elm was identified as hazardous and in danger of falling over. It is rotted at the bottom and an animal has been digging around it. He sent a photo to X-treme Tree, and it will be put on the schedule to be cut within the year. Cost will be approximately \$900.
- Several issues with weeds and thistles have been reported by members. Gisch will hand spray them.
- Requests have been made for better lawn care in courtyards. Gisch said access to the areas limits equipment use, and he will look into alternate solutions for maintenance.

Old Business

Insurance

- Renewal with State Farm will cost \$57,750 annually. The deductible is 5% on hail and wind damage, which is assessed on the total property value of units in the entire association. Whether damage is to one or all units, all homeowners will be equally responsible for the cost. The association insurance covers “studs out,” and homeowners are responsible for “sheetrock in.”
- The board agreed to stay with State Farm as its insurance carrier.

Landscaping

- The board commended volunteers from the association who helped trim bushes and clean up debris. Mark Pockrandt purchased a chainsaw for that purpose, and the amount was reimbursed by the association.
- Pockrandt agreed to sign a waiver releasing the association from liability for his use of the chainsaw. Future equipment use may also require a liability waiver.

Paint

- Concerns were raised about lack of a centralized list of who has paint for siding and trim. Paint appears to have been passed around, but there is no system for tracking it. Some paint may be expired, or the wrong brand, but some new paint has been purchased recently. Boeckman said she had paint, including two quarts (one siding, one trim) delivered by Gisch. He may have also taken two quarts to Sara Schlievert, and he is holding some as well. Peterson will check with Sara. Milburn said she will send out an email to confirm who currently has paint, and the board will coordinate with Gisch to compile a list.

Committee appointments

- Committee appointments for the Architecture and Grounds Committee and Social Committee were discussed.
- Olah agreed to reach out to some members of the association to discuss their potential addition to the Architecture/Grounds Committee.
- Social Committee will continue on an ad hoc basis.

New Business

- Boeckman received a post card touting an Iowa HOA Summit, offered by Heartland Chapter of the Community Associations Institute (CAI) on Nov. 11 in Johnston. The cost would be \$40 (early registration), and it would include speakers, vendors, a continental breakfast, lunch buffet. Boeckman will check on the details and benefits of the summit.
- Accountability and communication improvements were discussed regarding requests made by members and the property manager’s response to them. Gisch was asked to improve attention to requests and his response time. In order to assist him, Milburn

created a Google form to list property concerns and to assure follow-up. All board members have edit access to the form.

- As there have been multiple complaints about MPTH's current lawn care (Shades of Green), Gisch was asked about considering bids from other companies. He mentioned possibilities as A+ Lawn Care, Lawns Plus, or Quality Lawn Care. Some may not be able to handle the size of MP's property. He was asked to seek bids, and to check into the possibility of bundling lawn and snow clearing.
- Milburn pointed out not all garage doors are the same color. While they are typically painted with siding color, some have faded, and some have been repainted more recently, so they are darker. She proposed the board consider having all garage doors painted with trim color, and that they consider painting all at association expense.
- Olah asked permission to get a yard waste bin. She assured the board she has a place to store it, and she is willing to allow neighbors to use it as well. The board approved.

Adjournment: Meeting adjourned at 7:08 p.m.

Next meeting: Nov. 17, 6 p.m. A Zoom option will be considered in case of inclement weather.

Respectfully submitted,
Joanne Boeckman