

LOCATION: 2044 Elm Circle, and via Zoom

Called to Order: 6:02 pm

Attendance: In person: Fern Stewart, Kristine Milburn, property manager Mark Gisch. Via Zoom: Kathy Olah, Lars Peterson, Joanne Boeckman.

SECRETARY'S REPORT

- Minutes from [October](#) meeting, with amendments. Moved to pass by Kathy Olah, seconded by Fern Stewart. Passed as amended.

TREASURER'S REPORT

- **Financial Statements:** Available by request to Association members.
 - Treasurer Olah suggested a transfer of \$100,000 from West Bank to Veridian to purchase a CD. Moved by Milburn to accept, seconded by Boeckman. Approved.
 - Three full special assessments are outstanding. Milburn will contact those who are delinquent.

PROPERTY MANAGEMENT REPORT

- A spread sheet was created by Milburn for homeowner property concerns. All board members have access to it. It allows for follow-up on issues reported by homeowners..
- Homeowner at 1902 Elm Circle had a sewer backup. Roto Rooter cleaned out pipes and ran a camera, which showed a narrowing in the main sewer lines. Descaling will be needed. The Association will pay for it.
- Homeowner at 1912 Maple Circle has had multiple sewer backups. In this case, a cracked pipe is suspected. Board approved covering the cost of repair.
- Lawn care bids:
 - Board had asked for bids for lawn care for next year, due to dissatisfaction with current lawn care service, Shades of Green. Gisch said every lawn service had issues this year, due to weather, but the initial treatment of weeds by Shades of Green, wasn't good.
 - Ultimate Lawn Care took care of MPTH prior to Shades of Green, but Gisch was dissatisfied with treatment for dandelions and the company increased its prices each year.
 - Looking at lawn services that will work with an association the size of Meadow Point, and based on his experience with lawn care services, Gisch recommended Lawns Plus, which currently also does snow removal at MPTH. Lawns Plus charges for each mowing, while Shades of Green has a flat fee for monthly care. Gisch estimated that by eliminating unnecessary mowings, Lawns Plus charges could be comparable to Shades of Green's current prices.
 - Another benefit for hiring Lawns Plus will be continuity of services with both lawn care and snow removal. He expects that weed control should be significantly better.
- Shut-off valves & concrete replacement
 - Rhiner Plumbing was hired to repair a shut-off valve that was not working. The company replaced the line of one shut-off valve and cut off and replaced the top of another valve. It then replaced concrete around those two valves.
 - Three homes impacted

OLD BUSINESS

- Milburn created a spread sheet to track who has paint for MPTH. There may be some Sherwin Williams paint still around, but BEHR paint was used for the last painting, and that is the paint that the Association wants to track.
- Property manager and board members feel continuity of garage doors, many of which are in need of painting, is worth pursuing and should be done at MPTH's expense. Further discussion was tabled until spring.
- Iowa HOA Summit.
 - Boeckman researched the summit, but sign-up was closed for this year. If offered in the future, she felt attending the summit might be worthwhile and helpful for board members. The summit was presented by the Heartland Chapter of the Community Associations Institute. Some additional benefits might be webinars, which the CAI has offered in the past.
 - Mark will look into getting a report from Southern Hills, which may know more about the Heartland Chapter.

- Architecture/grounds follow-up
 - Several people are being considered for inclusion on the committee. Peterson and Olah will continue to seek members, and report in at the next meeting.

NEW BUSINESS

- 2002 Maple Circle has asked that a railing that was removed when concrete work was done, be replaced. It had been installed as a safety measure.
 - The railing was custom fit to previous step configuration, but when new concrete was poured, the steps had to be brought up to code and the railing no longer fit. The homeowner paid for the railing and was upset that it had not been replaced. MPTH will replace it with a railing that fits the new configuration.
- Snow poles for the winter
 - Olah & Peterson will plant poles on Maple Circle. Boeckman asked that poles not be installed on the south side of her driveway or the west side of 2028 Elm Circle, as equipment removing snow drives through those areas to pile up snow and shoves the poles into her yard. Milburn, Stewart and Boeckman will discuss planting poles elsewhere on Elm.
- Homeowner at 1928 Elm Circle asked for reimbursement of \$38 for an overage on water bill, due to watering the lawn. Board approved.

ADJOURNED: 7:09 pm

Next meeting: 6 pm December 15, via Zoom.