

MPTH Board Minutes, April 20, 2026

LOCATION: 2044 Elm Circle and via Zoom

CONVENED: 6:34 pm

ATTENDANCE: Kristine Milburn, Kathy Olah, Lars Peterson, Fern Stewart, Joanne Boeckman, property manager Mark Gisch. Brenda Elsbernd, 2024 Elm Circle, also attended.

SECRETARY'S REPORT

Moved by Stewart to approve. Seconded by Peterson. Approved.

NEW BUSINESS: Board set aside its agenda order to discuss homeowner Elsbernd's issue. A female raccoon had established residency in her attic and had babies. Furthermore, they had disturbed her insulation and had contaminated it with feces and urine. Gisch said he attempted to find a company with availability to extract the coons, and in the meantime he and his employee had set a live trap in the attic, which had not been successful. Elsbernd was able to locate a company, Critter Control, to come to her house. Their inspection indicated the mother raccoon was also now getting into the attic next to hers, at 2020 Elm Circle. Critter Control indicated that it could extract the raccoons and clean out the insulation, sanitize the attic, replace the insulation, and repair the roof damage the raccoon created when she got into the attic. for about \$7,800.

Gisch said he would prefer to have the roofers who shingled the Meadow Point roofs, L&R, repair shingle and roof damage.

Gisch told the board that raccoons have managed to get into several attics at MPTH by pulling off ornamental boards and in some cases, metal screens over some fan vents. He recommended an easy, inexpensive fix of using heavier screws to secure the ornamental boards and repairing or adding metal cages over the fan vents.

The board discussed whether it should cover the cost of the extraction and repair to 2024 Elm Circle. Milburn made a motion that the board approve total mitigation and cost of repair to 2024 Elm Circle. Olah seconded. The motion was approved.

TREASURER'S REPORT

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

- Money from a CD that came due at Veridian Credit Union was used to purchase a CD at Premier Credit Union, leaving two CDs at Veridian covered by NCUSIF, a federally-backed fund that insures member deposits up to \$250,000. The amount invested in Veridian is now fully covered by NCUSIF.

Motion to approve treasurer's report by Milburn. Second by Stewart. Approved.

PROPERTY MANAGEMENT REPORT

- Pre-emergence and fertilizer has been applied by Lawns Plus to the lawns. Next treatment will be liquid weedkiller.
- Gisch plans to have stump holes from tree removal filled and grass seed planted in those areas. Also, weed killer applied last year killed crabgrass and left holes in the lawn. He also plans to put dirt and plant seed in those areas.

- Trees have been removed from behind 2030 and 2026 Maple Circle. He plans to plant three trees there.
- Resident at 1928 Elm Circle purchased a gum tree that Gisch's crew will plant.

OLD BUSINESS

- Board discussed having large garage doors and trim around the doors painted. Many are faded, while some have been repainted by homeowners. Milburn stated that inconsistency of colors on the doors is not an asset to the property and the board needs to be proactive to keep our buildings looking good. Gisch pointed out that the doors were not painted, but should have been, when the units were painted four years ago. He estimates it will be about six more years before that property will need to be painted again. The cost of painting the doors can be covered by capital improvement funds, and is a decision that the board has the authority to make without a vote by the total membership. Milburn made a motion that all large garage doors and trim around the doors be painted, cost to be covered by the association. Stewart seconded the motion. Approved.
- Milburn then made a motion that the doors and trim be painted with the color used for trim, rather than the lighter siding color. Stewart seconded. Motion passed. Gisch will accept bids for painting.
- Concrete on the property will be evaluated for areas of needed replacement.
- Peterson had at an earlier meeting recommended membership of the board in CAI Heartland HOA. He covered the cost of membership, to be reimbursed by the association.

NEW BUSINESS

- The annual walk around the property by the board is scheduled for April 25.
- There is a broken curb near the mailboxes that should be repaired. Someone from the architectural committee will notify the city.
- Due to the large number of raccoons on the property causing damage, homeowners have been asked to stop feeding birds, wild cats, and other wildlife. Homeowners have been asked to remove all bird feeders, with the exception of hummingbird feeders, temporarily. The board may consider whether this will be a temporary or permanent solution, and if there should be consequences for violations. Milburn suggested the board consider a processes and procedures policy.
- There have been a large number of e-motos, or motorized bikes without pedals, on the trail west of the property. Milburn urged people to report when they see them, as they are not permitted on trails by West Des Moines ordinance.

ADJOURN

Move to adjourn by Milburn, seconded by Olah. Adjourned at 7:45 p.m.

Next meeting is May 18 at 6:30 p.m.