

MPTH Board Minutes, March 23, 2026

LOCATION: Zoom

TIME: 6:30 pm

Attendance: Kristine Milburn, Kathy Olah, Lars Peterson, Joanne Boeckman, property manager Mark Gisch. Fern Stewart was absent.

SECRETARY'S REPORT

Peterson presented minutes from the February meeting. Moved by Olah to approve. Seconded by Peterson. Approved.

TREASURER'S REPORT

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

- All assessments for roof replacement have been paid.
- Property manager Gisch had suggested at an earlier meeting that some Association funds invested in CDs at Veridian be moved to another financial institution, in order to keep within the amount guaranteed by FDIC. Olah said she took funds from a jumbo CD maturing in March and will purchase a jumbo CD at Premier Credit Union. Boeckman volunteered to be a second signer on the account and CD.
- Board approved reimbursement of expenses for common ground landscaping maintenance by homeowner John Fells whom the board hired.

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

PROPERTY MANAGEMENT REPORT

- The median at the entrance to Meadow Point is in need of landscape tending.
- Lawns Plus has been hired for lawn care this year. Gisch will discuss with them application of a pre-emergent weed treatment, in hopes of curbing the prevalence of thistles, dandelions, and creeping charlie on our lawn. Then he will plant grass seed in barren areas and fill in and plant seed where tree stumps were removed and the ground has sunk.
- MidAmerican has been working on electrical boxes on the southwest and southeast areas of the property. Flags and caution markers will be removed when the work is completed.
- Some leaf clean-up will be done this spring, as oak and pear trees had not dropped leaves before an early snow in November that prevented a late fall cleanup.
- Issues with gutters displaced by icicles will be addressed, as well as a soffit repair at 1911 Elm Circle, repair of damage from animals under a bay window at 2011 Maple Circle, and front stoop issues at 2025 Elm Circle.
- Some oak trees along 19th Street will receive iron treatment.
- Concrete will be assessed for any needed repairs or replacement.

OLD BUSINESS

- Board discussed having large garage doors and trim around the doors painted with trim paint. The garage doors were not painted at the time houses were repainted, and many are faded, while some have been repainted by homeowners. Inconsistency of colors on the doors is not an asset to the property. Historically, the siding color was used on the doors, but board suggests consideration of the darker trim color. Technically, doors are the responsibility of homeowners but board suggests if the Association hires the painting done, it will all be consistent and done within the same time frame. Gisch estimated homes should not have to be repainted for six years. He will take bids for

painting the garage doors, with cost to be covered by the Association from capital funds. More discussion will continue at the April meeting.

NEW BUSINESS

- Spring walk-through by the board and Gisch to assess areas needing attention will occur after April 20. Date is yet to be determined.
- Olah volunteered to pull out the snow poles marking driveways.
- Boeckman volunteered to set up a Facebook page for the Association so neighbors can share questions and information. Milburn offered to help.

ADJOURN

Move to adjourn by Milburn, seconded by Olah. Adjourned at 7:32 p.m.

Next meeting is April 20 at 6:30 p.m.