

Meadow Point Townhomes HOA Board Meeting

Date: Feb. 16, 2026

Location: Zoom

Attendance: Kristine Milburn, Kathy Olah, Lars Peterson, Fern Stewart

Call to Order: 6:30 p.m.

SECRETARY'S REPORT

- No changes were noted when minutes were discussed. Olah moved to approve. Stewart seconded. Approved

TREASURER'S REPORT

- Treasurer Olah presented a report for the period of January 1 to January 31 and provided an overview of operational funds and reserves.
- MPTH financial details will not be listed in the minutes. Homeowners wishing to see the financial statement may email meadowpointth@gmail.com for a copy.

PROPERTY MANAGEMENT REPORT

- Gisch was not able to participate tonight given a scheduling conflict. Gisch issued a written report for Milburn which became the basis for our discussion.
- Gisch secured the final assessment payment. Financial Manager Grodahl will close the books on the special assessment.
- Gisch inspected the cracked steps at 2031 Maple. This situation appears to be a combination of frost heaving and poor original construction. The steps are safe and usable. Gisch let the homeowner know that it will be on our concrete list for this summer. Gisch believes that the replacement cost will be about \$1500.00. We will get bids for the steps at the same time we get bids on the driveways.
- Gisch offered to obtain bids for painting garage doors, and garage door trim. The newer paint is not going to be an exact match, so he recommends that the trim also be painted. Gisch believes that the cost will be in the \$550 to \$650 range for each unit. He can get bids from James and 2 other companies. The board discussed the need to discuss this issue in more depth given that the cost to repaint the doors could be as much as four times our 2026 building maintenance budget.

OLD BUSINESS

- [Paint List](#)
- Painting the garage doors—more discussion needed
- CAI Heartland HOA Summit – Peterson volunteered to go. Boeckman has expressed interest in the past.

ADJOURN

Move to adjourn by Milburn. Seconded by Stewart. Adjourned at 7:15 p.m.

Next Meeting: March 23, 6:30 p.m.