

MPTH Board Minutes, May 18, 2026

LOCATION: 2044 Elm Circle and via Zoom

CONVENED: 6:30 pm

ATTENDANCE: *In person:* Kristine Milburn, Kathy Olah, Lars Peterson, Joanne Boeckman, property manager Mark Gisch. *Via Zoom:* Fern Stewart. *Also attending:* Steve Corso of 2006 Maple Circle and John Corso, 2002 Maple Circle.

SECRETARY'S REPORT

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

TREASURER'S REPORT

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

- Treasurer Olah questioned line items in the 2026 budget that exceeded the percentage she expected to be at by the end of April: about 33 percent. Building maintenance is currently at about 62 percent and landscaping has reached 74.5 percent. Building maintenance is high due to payment for raccoon removal from an attic and damage repair. Snow removal is at 50 percent of what is budgeted for 2026. Gisch pointed out that some of the higher amount spent for landscaping was due to an unforeseen amount paid for work done in 2025, but the budgeted amount for 2026 should be sufficient. Also, while 50 percent of the amount budgeted for snow fall is at 50 percent, snow clearing usually occurs early in the year.

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

PROPERTY MANAGER'S REPORT

- Southern Iowa Critter Control was hired to remove raccoons and clean up the attic at 2024 Elm Circle. LR Contracting removed a power vent. An electrician was paid to disconnect the vent and LR pulled it out and repaired and reshingled the roof in that area.
- The vents were common before roof ridge vents. As the power vents are no longer useful, and are points of access for raccoons, LR recommended the vents be disconnected and removed.
- Most of the depressions from tree stump removal behind homes on Maple Circle have been filled with dirt and grass seed. The remaining areas should be filled soon. (Expenses for stump-filling comes out of the tree budget.)
- Gisch asked for approval to trim trees, as it's been about 2 years since that was last done. He plans do the trimming and to hire Xtreme Tree for the clean up of the trimmed branches.
- He would also like to mulch and stake young trees on the property by early June.
- Some siding has been identified as needing repairs. Gisch plans to take care of it.
- Garage door painting has started.
- Gisch will wait until painting is about done to evaluate the need for concrete repairs. Some areas with spider cracks may have to be deferred. \$30,000 was budgeted for the repairs, but Gisch expects to spend less than half of that amount.

- Olah called the City to report damage to the curb in front of the mailboxes. That has now been repaired.
- Homeowner at 2031 Maple Circle has requested a tree be planted on west end of property for more shade. Gisch agreed to plant it.
- Homeowners should be alerted that if a property owner receives approval to purchase a tree, and it is planted on Association property, the Association owns it and will maintain it as necessary.
- Property beside the bushes along the trail on the west side of the property will be mowed and sprayed.

OLD BUSINESS

- Board discussed repeating a request that members stop feeding birds and stray animals on the property. Several homeowners are continuing to use their feeders. The seed and feed attracts unwelcome wildlife, including raccoons. An issue before the board includes discussion of whether there should be a temporary ban or a permanent ban on birdfeeders. Also, a process for enforcing penalties for violations is being considered.
- An annual walk-through of the property by board members resulted in identification of areas needing repairs, and those areas have been noted on a list.

NEW BUSINESS

- Boeckman commented that her neighbors at 2036 Elm Circle have been hearing noises and wonder if they have a raccoon in the attic. Gisch is looking into it.
- An annual audit will be conducted at the end of May by homeowners Dee Shell, Carol Cowling, and treasurer Kathy Olah. A fourth person is being sought to help.
- Boeckman noted the door at 1941 Maple Circle appears to be different from the usual style of doors in Meadow Point. The Architectural Committee will do a walk-through of the property to look at front doors.
- Milburn will not be available for the next regularly scheduled meeting, and Peterson is also going to be absent. The board decided to push back the next board meeting by one week.

ADJOURN

Move to adjourn by Milburn, seconded by Olah. Adjourned at 7:35 p.m.

Next meeting is at 6:30 p.m. June 22.