

MPTH Board Minutes, July 20, 2026

LOCATION: 2044 Elm Circle

CONVENED: 6:30 pm

ATTENDANCE: *In person:* Kristine Milburn, Fern Stewart, Joanne Boeckman, Kathy Olah, Lars Peterson, property manager Mark Gisch.

SECRETARY'S REPORT

Presented by secretary Boeckman. Moved by Olah to approve. Seconded by Milburn. Approved.

TREASURER'S REPORT

Homeowners wishing to see the financial statement may email meadowpointth@gmail.com for a copy. Presented by treasurer Olah. Moved by Milburn to approve. Seconded by Boeckman. Approved.

PROPERTY MANAGER'S REPORT

- Gisch reported that a few homes are in need of siding repairs. One unit has a leaky roof cap.
- Gisch is currently looking for a sheet metal company to fabricate something like a cage to go over attic vents, which have become entry points for raccoons. There are 66 or 67 vents that must be covered.
- An oak tree was damaged near 2019 Elm Circle, and a limb was hanging dangerously over that unit. The tree was diseased and could easily have fallen on the unit if not removed quickly. Xtreme Tree was called in to cut down the tree.
- A columnar elm tree behind 2015 Elm Circle was infested with aphids and fungus. Although the tree was only about 4 or 5 years old, the dead part would not come back.
- A magnolia tree on Elm Circle was also identified as being dead, and will be removed.
- Gisch, Lars Peterson, and Steve Boeckman walked around the property to identify concrete that will need to be replaced. Three sections of uneven sidewalk will be replaced soon, but other areas will wait until next year. Bids will be taken for concrete repair.
- Areas of association lawn that are bare were discussed. Gisch said some of the grass will not grow because of the location or slope of the ground.
- Garage door painting is moving along slowly, but work is thorough and Gisch said he is so far satisfied.

OLD BUSINESS

- Milburn presented suggestions for implementation of penalties for violations of rules by residents. Any changes or presentation of penalties might be presented at the annual meeting for vote. Further discussion will be pursued in August.
- Milburn moved to ban birdfeeders, excluding hummingbird feeders, on the property. Peterson seconded the motion. After discussion, the motion passed.
- The face of the MPTH bulletin board will be refreshed by Stewart. Posting of MPTH events on the board is encouraged.

NEW BUSINESS

- It was observed that the style of the front door at 1941 Maple did not match other doors in Meadow Point. The owner, who is flipping the house, has agreed to replace the door.
- Peterson suggested that a low- to no-cost reserve study be done. It would include an analysis of what is needed on the property within the next 10 years. He and Gisch will work together on the study.

ADJOURN

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

Next meeting is at 6:30 p.m. Aug. 17 at 2044 Elm Circle.