

MPTH Board Minutes, August 17, 2026

LOCATION: 2044 Elm Circle

CONVENED: 6:30 pm

ATTENDANCE: 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 Peterson. Approved.

TREASURER'S REPORT

Presented by treasurer Olah. She raised a concern about building maintenance sitting at 248% of the amount budgeted for the year, and tree maintenance is at 105%. Gisch said the budget took a hit with expenses for new fences, painting, concrete repair and replacement, trees, raccoon removal and remediation, along with sewer clean out at some addresses. Capital reserves should cover most or all of the overage, but dues will likely have to be increased for 2027.

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

PROPERTY MANAGER'S REPORT

- There is a stain on the roof of 1932 Maple Circle, due possibly to standing water on the roof and around the chimney cap. Gisch's crew will caulk those areas and touch up the stain.
- A sewer cleanout was done at 1936 Maple Circle.
- Four new trees will be planted, including two near 2031 Maple Circle, one near 1920 Elm Circle, and one behind 1907 Elm Circle.
- Fall trimming of trees will start soon.
- Installation of metal roof vent cages begins this week. The cages should deter raccoons from getting into attics. The board voted to approve the cages by online vote this month.
- 1904 Maple Circle has water coming into the garage, and the foundation will need to be fixed in order to stop it. Gisch estimated the cost would be \$1600 to \$2400.
- Four addresses are slated for sidewalk and/or driveway repairs.
- Gisch and Peterson had discussed budgeting for long-term repairs and expenses for items such as roofs, siding, and cement. Gisch said he would like to avoid special assessments when those problems arise. He would also like to avoid an extreme rise in dues. He suggested a discussion about how much to raise dues for 2027.

OLD BUSINESS

- Stewart said she will overhaul the face of the bulletin board.
- Milburn presented suggested HOA rules and procedures to handle violations, which the board reviewed and tweaked. Fines for violations will start in January 2027. Stewart moved to accept the rules and violation procedures. Peterson seconded. Approved unanimously.

NEW BUSINESS

- The annual meeting is set for 10 a.m. Saturday, Oct. 17, with a rain date of 1 p.m. Oct. 18.
- Two board members positions are up for renewal. Olah and Peterson hold those positions, and expressed interest in returning to the board. Homeowners who wish to run for one of the positions are invited to contact the board.
- A conference for HOA board members, hosted by CAI, will be Sept. 21. Cost to register before Sept. 10 is \$40 per person. Boeckman and Peterson expressed interest in attending. Registration will be covered by MPTH Association.

ADJOURN

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

Next meeting is at 6:30 p.m. Sept. 21 at 2044 Elm Circle and via Zoom.