MPTH Board Minutes, September 21, 2026

LOCATION: 2044 Elm Circle

CONVENED: 6:35 pm

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

SECRETARY'S REPORT
Presented by secretary Boeckman. Moved by Stewart to approve. Seconded by Peterson. Approved.

TREASURER'S REPORT

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

ANNUAL BUDGET

- Gisch prepared a draft of the annual budget for 2027 and presented it to the board for discussion. Tweaks were made to some allocations by the board and Gisch..
  — Milburn moved that the final budget be approved for 2027. Peterson seconded. Approved.
- Gisch noted that he and the board should revisit the amount allocated for capital reserves in January 2027.

PROPERTY MANAGER'S REPORT

- Gisch confirmed that Lawns Plus will take care of snow removal this winter. Gisch's crew will take care of shoveling. Peterson asked if salting would be done. Gisch said it's rarely done, except after events such as those experienced last winter when sidewalks were very icy, and the weather wasn't anticipated to warm up enough to melt it fully. At such times, to keep members safe, sidewalks to garages are shoveled, and treated if necessary. He usually also treats the mailbox area, streets by stop signs, and sometimes some other areas. If the ice is especially bad, he calls the City to treat it, which is often done about 24 hours later.
  — Milburn moved to approve hiring of Lawns Plus for snow clearing and Gisch's crew for shoveling sidewalks. Seconded by Stewart. Approved.

- Five houses in Meadow Point had issues with water in their lower levels. Gisch said a solution is to put in downspouts and long extensions. Those will be buried later. The home at 2021 Elm Circle flooded. It does not have a sump pump, which should probably be installed, Gisch said. He suggested the association install drain tiles, which will cost a couple thousand dollars and could be done either later in the fall or next spring.

- The home at 2024 Elm Circle, where raccoons had been evicted earlier this year and their damage cleaned up in the attic and on the roof, had issues with raccoons returning to the property recently. Gisch's employees added boards over soffit vents to discourage the raccoons from getting in again.

- The home at 1936 Maple Circle was recently purchased, and the buyers plan to remodel it. They have requested approval by the board to add sliding doors, remove a lower deck and put in a cement patio, and to replace the deck and railing. The board indicated no objection to the work.

- One home had an inspection of 115 feet of a toilet sewer line to the city line. The inspectors indicated the sewer line may need to be cleaned out. Gisch wanted a second look by another company to see if there might be a hole in the pipe under the basement floor. There have been three other units where it

was necessary to dig up the basement floor and replace the pipe. Some pipes have also needed scale cleanouts, which is common in West Des Moines.

- Peterson, who is on the Building and Grounds Committee, asked when concrete repairs will occur at three properties. Bids were received from two companies, GLC Construction and Terry's Quality Concrete. The board discussed which company would be assigned the work. Both bids were over $7,000.
  — Milburn moved to approve the work, to be done by Terry's. Stewart seconded. Approved.

OLD BUSINESS

- Stewart has volunteered to work on improving the community bulletin board. Discussion was tabled until the next meeting.
- Boeckman has suggested creation of a Facebook page for the association. Action has been delayed.
- Gisch was going to follow up on the painter working on garage doors. He has been satisfied with the work that has been done so far. He would like to have the work done by late fall.

NEW BUSINESS

- Boeckman and Peterson attended an annual Community Association conference. They reported on some topics presented at the conference. One topic presented was the value of having a reserve study done. Peterson and Boeckman favor having one done to determine if the Association will have adequate funds for future expensive maintenance and repairs. Gisch said in his opinion and based on his experience, such a study would not be necessary for Meadow Point. Discussion was tabled.
- Boeckman also suggested, based on a presentation at the conference, that the Board consider having periodic Town Hall meetings for the members in order to present information they can use, and to have questions answered. Further discussion was tabled.
- The annual meeting is set for 10 a.m. Saturday, Oct. 17, with a rain date of 1 p.m. Oct. 18. Packets will be distributed by the board to all members two weeks before the meeting.
- The board reviewed the Cover Letter for the 2026 packet, the Agenda, the 2025 Annual Meeting Minutes, and revised Rules and Regulations for homeowners. Ballots and the 2027 Budget will also be included.

ADJOURN

Move to adjourn by Stewart, seconded by Milburn. Adjourned at 8:11 p.m.

Next meeting is at 6:30 p.m. October 19 at 2044 Elm Circle and via Zoom.