Meadow Point Townhomes 2026 Annual Meeting Minutes

Meeting called to order at 10:05 a.m., October 17, 2026; driveway and garage of 2044 Elm Circle.

Introduction of board members: Kristine Milburn, president; Kathy Olah, treasurer; Lars Peterson, vice president; and Joanne Boeckman, secretary. Not present: Fern Stewart, at-large board member.
Also introduced: Mark Gisch, property manager.

Introduction of attending homeowners: 35 voting members were in attendance; nine more submitted proxy votes.

Minutes of the 2025 annual meeting were presented. No revisions were made.
Sara Schlievert moved to approve; seconded by Lyle Hawn. Approved.

Financial Report included a presentation of the 2027 budget; discussion of the state of the capital reserve fund; and announcement of a dues increase.

- The 2027 budget includes increases in budgeted amounts for building maintenance, lawn care and leaf removal, snow removal, insurance premiums, taxes, professional services, and financial management. Decreases were made in concrete maintenance, grounds expenses, bank fees, and social expenses. Expenses remaining the same for 2027 as 2026 include tree maintenance, landscaping costs, postage and supplies, and property management.
- HOA monthly dues will increase to $260 from $240, effective Jan. 1, 2027.
  Treasurer Olah said the dues were increased in order to bump up the amount in the capital reserves, the fund set aside for catastrophic expenses. Currently, with checking, savings, a money market account, and CDs, the Association has just under $500,000 in reserve. With the dues increase, the board can allocate $30,000 – $2,500 per month – in 2027 to build up the capital reserve amount.
- Olah suggested that she would like to have a financial advisory committee made up of members of the Association.

Discussion

- Carol Cowling, a former board member who also helps with Meadow Point's annual audit, commented that in the event of a large expense, such as painting the buildings, the reserve budget should be at least $900,000, and it would be fiscally irresponsible to be below that amount. Without an adequate reserve, it would be necessary for homeowners to pay a special assessment.
- Property manager Gisch said the capital reserve amount was reduced in 2026 because of expenses that included mitigation of raccoons and painting garage doors. Up until now, anything left at the end of the year went into the capital reserve fund. Now the board is proactively allocating a reserve amount, beginning in 2027.
- Gisch also noted that the 2027 budget includes allocation of interest from the Association's CDs for the operating budget. He suggested that in 2028, with another dues increase, interest from CDs could be added to the capital reserve fund instead of the operating budget.
- One member asked about when the Association expects to paint the buildings. His son, who works for Sherwin Williams, said paint should last 5 to 10 years. Gisch said the hardy plank was painted 4 ½ years ago, so he anticipates painting again in about six years. The homeowner asked if bids were ever taken

for work done on the property. Milburn assured him that RFPs were solicited, especially for large jobs. including most recently fences and garage door painting.

- A homeowner asked why garage doors were being painted now. Gisch said that typically, when the buildings were painted, the garage doors would have been painted as well, but insurance (for hail damage) didn't cover the doors when the buildings were painted in 2022. The doors have faded at different rates, and it was economically sensible to have them painted all at the same time. The board accepted a bid for $375 per door.
- Another member requested that homeowners have input on new colors when houses are painted again.

Property Manager's Report

- Gisch said that while weather was a contributing factor to the growth of weeds, there were more broadleaf weeds than was acceptable, so he let the previous lawn service go and hired Lawns Plus.
- The lawns should have been aerated this fall, but the timeline for that was missed because of rain, and it will be done in the spring.
- He indicated he is aware of holes and bald spots in the yards, but weather and finances have kept him from getting his crew out.
- Tree trimming and lifting of canopies is anticipated to occur this fall.
- Lawns Plus will clean up leaves between Nov. 15 and Thanksgiving. Fall gutter cleaning will also be done after Oct. 26.
- Lawns Plus will do snow plowing of driveways, and Meadow Point is near the top of the plowing schedule. A Super El Nino is anticipated this year, which should mean normal snowfall and slightly warmer temperatures, which could also mean more ice. Gisch's crew will shovel sideswalks, and when necessary, salt around mailboxes and streets where ice is most dangerous. He urged homeowners to be proactive and purchase snow melt for icy walks and driveways. They can spread it themselves, if they are able, but he urged them to call him if they need help.

Board Member Election Results

Forty-one ballots were submitted; one of those was disqualified because it lacked an address.
Board terms are for two years. Lars Peterson and Kathy Olah were reelected for another two-year term.

Questions/Comments

- Packets distributed to all members before the annual meeting included a newly written Welcome Letter. It included information about the board, property manager, financial manager, insurance, and other useful facts and rules for homeowners. A new rule was included that bans feeding of birds, excluding humming birds, wildlife, and stray animals; and newly approved consequences for rule violations.
- Milburn read two letters from homeowners that indicated their dissatisfaction with the bird-feeding ban. One included an article about the mental health benefits of watching birds eating, and indicated she wouldn't have moved to Meadow Point if that rule had been in place at the time. She is currently selling her home and concerned it may deter homebuyers. Another homeowner who was unhappy with the ban suggested she be allowed to keep her feeders and take them inside at night.
- The homeowner at 2024 Elm Circle rose to talk about the issue she had with raccoons in her attic. The bird seed and other feed encourages raccoons to make a home here. She told homeowners about the trauma she endured as a result of having had raccoons in her attic, having them removed, and having feces and urine in her attic, dead animals killed by raccoons and brought in for feeding their babies, and

destruction of her attic insulation. While she, too, misses the birds that used to come feed, the damage caused by raccoons, who continue to return to her attic, was expensive.

- Gisch said the raccoons have invaded several attics this year and in past years, and that they are difficult to deter. The DNR told him the raccoon habitat has been altered by changes to areas nearby–such as adding riprap to the creek near Fairmeadows Park–and so they seek shelter elsewhere, including in our attics. Gisch said the raccoons typically get into attics by pulling off the wood triangle end caps on the soffits, through the metal fan vents on top of the roofs and by pulling on soffit vents. He has added metal cages to our roofs over the vents, and his crew has secured some soffit vents. The cost to mitigate raccoons and their damage this year was between $40,000 to $45,000.
- One homeowner had asked Milburn why the board has only now been bringing this to the attention of the Association. In response, she had gathered minutes and other memos to the Association and fed them into AI to compile a timeline of the Wildlife and Birdfeed Policy, beginning in early 2018, when bird feeders were limited to two per unit. Every year since, requests have been made to limit type of bird feed, and efforts have been made to educate and alert homeowners about wildlife, including coyotes, possums, ground squirrels and other rodents, stray cats, as well as raccoons, who were encroaching on the property. Squirrels have also caused increased damage to building exteriors. Raccoons have entered homes on both Elm and Maple circles since 2020, resulting in destruction and costing the Association thousands of dollars.
- Homeowners made some suggestions to deter wildlife. One homeowner purchased a critter zapper, which gives wildlife entering her patio a zap, and another homeowner suggested homeowners use the plastic coated fences when replacing them between decks and patios, as animals have a harder time climbing those. Another homeowner said she has already noticed fewer rodents, including ground squirrels, since bird feeders were banned.
- On another topic, a homeowner asked that residents in the Association be considerate and keep their dogs on leashes, and that traffic should slow down in the community. Milburn reminded everyone that our streets belong to the city, and that our community abides by the laws of West Des Moines, so if anyone has any issues on the property or trail, they should call the police. The impact is greater if more people do so.
- Someone else asked about oversize dogs. Dogs in the Association are to be under 30 pounds, unless the homeowners are granted permission for their oversized dogs.
- Another homeowner reminded residents to be mindful of the papers they put out for recycling, and requested they shove them well into the bins so they don’t blow around the community.

Adjournment

Mike Nehring moved to adjourn. Glenna Walker seconded. Meeting adjourned at 11:35 a.m.

Respectfully submitted by Joanne Boeckman