

## **Cornerstone at Georgetown Townhomes**

April 21, 2026

6:30pm

Ankeny Library Room A

**Board members present:** Deb Hill - 264, Jason Hancock - 238, Roezanne Saxton - 244

**Manager present:** Jeff Horner, Property Management by Design

**Homeowners present:** Patricia Williamson – 324

### **MINUTES**

- 1) **Call meeting to order:** at 6:27pm. Quorum established.
- 2) **Approval of past minutes, March 2026:** moved by Roezanne, 2<sup>nd</sup> by Jason.
- 3) **Review and approval of financials, March 2026:** moved by Roezanne, 2<sup>nd</sup> by Jason.
- 4) **Outstanding balances:** All accounts are current.
- 5) **Homeowner concerns:**
  - a) Patricia asked if previous payments will be posted on the website. Jeff advised that income statements appear under the Documents tab.
  - b) Patricia also raised concerns about what was documented in previous meeting minutes, particularly the meeting about repairs of a shared sewer line. Deb noted that the box by the street needed to be repaired and rebuilt before any individual units were. Jeff mentioned that anything done in the past is in the past but felt confident in the state of the current financials.
  - c) Deb also advised that she and Jerry, as treasurer, review and audit the financials each month. Jeff also mentioned that some associations that don't have a property manager will do third-party audits that can cost roughly \$5,000 per audit.
- 6) **Management Report:** none.

## 7) Old Business

- a) **Bats:** On March 28, the board unanimously approved a bid from Bobcat Wildlife via email to address the bat issue in the building containing units 336 and 338, since the attics in the building are shared and the association is responsible as a result.
  - Jeff mentioned that some units have firewalls and some do not. If bats are found in a unit without a firewall, the association is responsible for bat removal.
- b) **Brick edging installation around bush in 302:** The board unanimously approved this architectural request on April 14.
- c) **Grass in backyards of 320 and 322:** Tom Froehle is laying down some topsoil and grass seed in this area and will maintain the new grass for this season or until it has become established. The area will be roped off so that the mowers will not harm the new grass. The board unanimously approved that request via email on April 16.

## 8) Unfinished Business

- a) **Covenant recertification:** Jeff reached out to the Brick Gentry law firm. It would cost more if they retyped the covenants on their own, so Deb agreed to retype them. Only a few minor changes required by law would be made. Once the covenants are retyped, they would need to be presented to homeowners and be voted on.

## 9) New Business

- a) **2026 Annual Meeting scheduling:** Jeff recommended delaying the meeting to October or November, so that the homeowners could also review the budget for the upcoming year. While the Annual Meeting is usually held in late May, the covenants do not specify which month they need to be held. Regardless of when they are held, a 30-day advance notice is required. The board decided to table scheduling the meeting for now, pending renewal of the covenants, so homeowners can review them at the same time as the meeting.
- b) **Property Walk scheduling:** Jeff advised that community walk-throughs aren't done unless they are requested. He mentioned that the property has a lot of depreciated assets, and it's a matter of prioritizing those assets based

on safety and other factors. Concrete work was delayed last year because of the insurance increase, but \$19,000 was budgeted for concrete work after the new insurance took effect, and Deb will follow up with the rest of the board to determine a date.

- c) **Work order for 244:** Roezanne has reported that water has been pooling near her unit after heavy rainfall for the last two years. She submitted a work order and questioned whether it had anything to do with the missing dirt. On April 18, at 3:36pm, she found out that the ticket was closed. Jeff closed the ticket himself advising that nothing could be done. He visited the area twice – water was pooling everywhere the first time, but no water was present when he visited the second time, and he mentioned that a tar vapor barrier causes the water to pool out. Roezanne expressed concern about the sinking ground nearby and the lack of explanation she got when the ticket was closed. Jeff mentioned that closed tickets can be reopened if the board requests it.
  
- d) **Mold growing on siding:** Patricia submitted a ticket requesting a power wash to clean this. Jeff deferred it to the board since power washing is currently out of the association's budget. He also mentioned that the walk-through will help determine which deferred issues to address first.

10) **Adjournment:** moved by Jason, 2<sup>nd</sup> by Roezanne. Adjourned at 7:13pm.

Next meeting: May 26, 2026