

Cornerstone at Georgetown Townhomes

November 17, 2025

6:00pm

Ankeny Library Room A

Minutes

Board Members Present: Tom Froehle, Jason Hancock, Jerry Getman, and Roezanne Saxton

Management Present: Juliat Housh, AMS

Homeowners Present: Sheriise and Jason Ray-Pamphile (328)

- 1) **Call meeting to order:** at 6:01pm. Quorum established.
- 2) **Approval of past minutes, September 2025:** Roezanne requested to change 5c from “The gutters needed to be **added**” instead of “replaced”. Update was approved by Jerry, 2nd by Roezanne.
- 3) **Review and approval of financial, September through October 2025:** moved by Jerry, 2nd by Jason.
- 4) **Outstanding balances:** Discussed.
- 5) **Homeowner concerns:**
 - a) Sheriise And Jason Ray-Pamphile (328) – individual water valve issue. City of Ankeny Utilities sent a letter about her individual water valve, and City determined the individual shutoff valve was inoperable. The valve was to her unit only and not the entire building. She has received estimates of between \$1,800 and \$8,000 to fix this issue.

Sheriise has been in touch with Juliat about documentation over where in the covenants does it states that the individual water valve is the homeowner’s responsibility? Juliat referred her back to Covenants, Definitions, Section B, 7...”which are carrying any service to more than one Townhome lot.”

Sheriise believes referring to paragraph 8 of Part I (Definitions), Section B (Association Responsibility Elements), which states “The common area, including but not limited to any private storm and sanitary sewers, private

water mains and storm water damage and detention areas located thereon.” Shows she is not responsible.

The association voted to have a consultation with the association’s attorney on this issue. After the consultation, the board determined, the interpretation in this situation, the water valve only serves one unit – as opposed to the shared line that serves multiple units – the homeowner is responsible. A notice from the associations attorney was sent to Sheriise with these findings. Sheriise still disagrees with this interpretation from the association’s attorney.

6) Management Report:

- a) Removal of two trees and trimming of three trees has been completed. Total of \$2,140.
- b) Gutters have been cleaned for the season.
- c) Ice buckets have been placed next to the mailboxes. **This is to be used only for association grounds and not for personal use.**
- d) Fall cleanup – discussion over how leaves are cleaned up. In past years, leaves have either been mulched or vacuumed into dumpsters. This will be scheduled for the week after Thanksgiving.

7) New Business

- a) Updated rules and regulations – AMS approval needed. The last time these were updated were in 2018 and any changes since then – such as revocation of the 72-hour parking rule and placement of garbage cans – need to be added. Revisions since then will be sent to the Polk County Recorder. Board unanimously voted to update it and will be sent to all homeowners.
- b) Budget 2026
 - No change in dues (\$265)
 - Tom has replaced many of the solar post lights throughout the property as they give out. \$350 is in budget for replacements if needed.
 - Tree removal/planting: proposal for \$5,000
 - Fall cleanup: \$3,000 for leaves
 - Lawn treatments: 2 in spring, 1 in fall for winterization from snow fungus
 - Homeowners have expressed concern about weeds growing in driveways, as weeding wasn’t ordered this year due to insurance

increase. \$1,000 per month from June through October is budgeted for 2026.

- Insurance premiums will increase for 2026 but the exact number is not available for this meeting.
 - With the dues increase, monthly savings transfers will increase to \$1,620 a month.
 - Concrete is at \$19,151.83 after fixed costs.
 - Original budget called for \$3,000 for bush trimming. Jerry and Tom agreed to do that, so the \$3,000 for that has been moved to gutter cleaning.
 - Gutter replacement for all buildings and garages was discussed. Money can be taken out of reserves to pay for the job. It will most likely be done in phases, as our roof replacement was done.
- c) Motion to approve 2026 Budget by Jason, 2nd by Jerry.
- d) Meetings for 2026 will be on March 16, April 20, May Annual Meeting, September 21, and November 16.

8) **Adjournment:** moved by Jerry, 2nd by Roezanne. Meeting ended at 6:50pm.

Next meeting: March 16, 2016, Room A, 6:00pm.

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