

Cornerstone at Georgetown Townhomes
May 26, 2026
6:00 PM
Ankeny Library – Room A

AGENDA

1. Call Meeting to Order / Establish Quorum

Meeting called to order at 6:03pm.

Present- Jeff Horner of Property Management by Design

Board members- Deb Hill, Tom Froehle, Jerry Getman, and Roezanne Saxton

Absent- Jason Hancock

2. Approval of Past Minutes – April 2026

Jerry made the motion to approve, Tom seconded. Motion passed.

3. Review and Approval of Financials – April 2026

Jerry made the motion to approve, Roezanne seconded. Motion passed.

4. Outstanding Balances

Dues are considered current if less than 31 days old. All are current except two that are at 30 days.

5. Management Report

a) Walk-through report update- The walk-through has been completed. The finished report will consist of an estimated 240 pages and will include pictures. The Board will be receiving the report by the end of next week.

6. Old Business

a) Flower Bed Architectural Request: The Board unanimously approved 336's request to revamp the flower bed near their unit on April 24.

7. Unfinished Business

a) Covenants Recertification- All homeowners will be receiving a clean copy in the mail sometime after June 15 for review and approval before the annual meeting.

*One type of change will be modifications that reflect our current status. For example, in the beginning it states: THIS DECLARATION, made on the date hereinafter set forth by CORNERSTONE AT GEORGETOWN TOWNHOMES,..... The original sentence had ... set forth by MIDLAND HOMES, INC....

*The amendments approved by the HOA in past years are the other change.

8. New Business

a) Raccoons- We continue to have raccoons damaging our buildings that can cost us anywhere from \$500 to \$3,000. Here are some ways all of us can help minimize or eliminate the presence of raccoons:

*Clean your trash container

- *Always bag your trash
 - *Close your lid
 - *Have your bin or lid replaced if damaged
 - *Clean your grill and around it
 - *Keep bird feed in a sealed container
- b) Jeff's phone number and business hours-
515-304-7242

Monday through Friday 9am to 4pm

The portal is generally the best way to address any problems. If you decide to call him, he will usually be able to respond by the next business day.

9. Adjournment

Tom made a motion to adjourn, Jerry seconded. Motion passed. Meeting ended at 7pm.

Next Meeting: June 15, 2026

Annual Meeting:

Monday, July 27, 2026

6:00 PM – 7:00 PM

Albaugh Family Senior Center