

SOUTHWICKE TOWNHOME ASSOCIATION
BOARD of DIRECTORS MEETING
Date: July 8, 2025

CALL TO ORDER: 5 p.m.

ATTENDANCE: Janet Johnson, Charlie May, Keith Sandvig, Phil Betts, Carolyn Buseman

GUESTS: Sharon Dixon, Tom & Laura Snyder, Carla Miles, Martha Vukovick, Jeanne Ambrose, Michelle Maples, Charlotte Maples

SECRETARY'S REPORT: Meeting minutes for June 10, 2025 were moved approved by Keith, seconded by Charlie. Approved as written.

TREASURER'S REPORT: Keith explained the treasurers report, see financial report. Bills presented for \$27,680.88. Moved to be approve by Charlie, seconded by Phil. Passed.

OLD BUSINESS:

- Southwicke dues must be paid by ACH. Association will receive \$2 off per door (not \$1 as previously reported) from Property Management by Design with 100% participation. Board members will contact remaining residents who have not sent EFT forms to Steve Grodahl.
- A report from Ted Lare Design Garden Center has been received regarding the retaining wall. Possible presentation to all homeowners in August, still organizing.
- Midwest Construction coming July 11th to finish assessment of facia and soffits. A crew will be scheduled to repair defective product.
- Two entrance signage repair quotes were received. This will be added to a list for possible repair next year.
- Grounds committee volunteers are needed to spray weeds in front of units on and between driveways, etc. Non-toxic solutions are being investigated, and spray will be purchased by association. Several helpers are needed walking designated areas occasionally, spraying to keep ahead of weeds.
- Unit 3 has no leaks after rains.
- Food drive was a success with 5 grocery carts being filled for donation to West Des Moines Human Services.
- Two amendments will be drafted and presented at annual meeting.
- Resident concerns: (a) #12 Vent cover purchased, need someone to install; (b) #50 cracks in brick assessed, not an issue; (c) Wall weeds will be weed wacked and sprayed.

NEW BUSINESS:

- Meter outside units 6, 7, 8 will be evaluated. Bid received from Tri-City Electric with part cost at \$100/ plus trips. Repair will be done next week.
- Ankeny Sanitation increased dues by 10%, 5% for landfill. However, our current contract is 3% which will be applied in October when 2nd year of service begins. There will be a rebate noted on August invoice.
- Contacted Lawns Plus regarding use of 2-4D, requested to no longer use and asked lawn mowers to slow down and lift/shut blades off behind west property units where grass does not grow and there are numerous tree roots, to minimize blowing dirt onto decks, etc.
- Resident concerns were addressed. (These are added to an ongoing record for continued evaluation.)
- New Property management contract reviewed and signed, will be sent to Property Management by Design for final draft.

Meeting adjourned. Moved by Charlie, seconded by Phil.

NEXT MONTHLY BOARD MEETING: August 12, 2025 at 5 p.m. Unit 20.