

Eagle Creek Townhouse Association ~ MINUTES

September 1, 2026 / 1:00 PM/Kim's house

ATTENDEES

Al Grimm, Doug Walter, Kim Nelson, Mary Kiester

AGENDA

Last Meeting Follow-up

1. Yearly association meeting - agenda October 13 @ 6:30-8:00

Mary will contact insurance Battani insurance to come to yearly association mtg., Roofing and painting update, committee volunteers to help with yardwork around pond, acknowledgement of people/property management that help around townhomes, new board members, address requests for caulking and trees(responsibility of homeowners and association), recognize those that help around(Becky, Sandholm, Doyles, Spauldings), introduction new people (hand out map of names and addresses), tree discussion-budget/who takes care of what trees/landscaping covenants

2. adding new board members - plan

We would like to add a new board member at our annual meeting. (at least a 2 year commitment)

3. Long term plan for painting and roofing-Are we inspecting 3 homes that are 20 years old?

Paint-2027 5 townhomes, 2 villas

Roofing-will have Jeff get bids for roofing companies, need roofs inspected that are 20 years old. Looking at beginning 2027 on roofs that need to be replaced.

4. Landscaping damage

North pond has some damage from rain. May need to get a landscaper in to repair.--completed

New Business

1. Look over emails/folders in emails to see what needs to be deleted.

Kim will look through labels/folders to see what can be deleted.

2. Discuss DSM mowing issues.

Jeff is working with DSM about issues that need to be addressed.

3. Roofing discussion

Jeff was given a list of the homes that will need to have roofs inspected, age or if any damage to the home.

4. CD coming due

Board approved renewing CD for 6 months.

NOTES

- Minutes will be posted via the Resident Center, rather than distributed via email.
 - [Resident Center Website](#)

ACTION ITEMS

List of handyman that others have used for small jobs.

1. Joe Chrismore - cell 515-240-6122
2. Rob Julander (Julander Remodeling) - (515) 556-0716
3. Darrick - TJamm Construction(small jobs) -
319-238-1072