

SOUTHWICKE TOWNHOME ASSOCIATION
BOARD of DIRECTORS MEETING
Date: August 12, 2025

CALL TO ORDER: 5 p.m.

ATTENDANCE: Janet Johnson, Phil Betts, Carolyn Buseman

GUESTS: Sharon Dixon, Tom Snyder, Martha Vukovich, Lynn Wright

SECRETARY'S REPORT: Meeting minutes for July 8, 2025 were moved approved by Phil, seconded by Carolyn. Approved as written.

TREASURER'S REPORT: Bills were presented. Lawns Plus bill needs adjusting since mowing was incomplete twice. Moved approved by Carolyn, seconded by Phil. Passed.

OLD BUSINESS:

- ACH update. Remaining residents to call Property Management by Design to register before September 1st to avoid late fee charge.
- Midwest Construction regarding fascia and soffit repair will be scheduled before end of month.
- L&R Roofing here on August 15 for units 8, 24, & 51, (L&R Roofing expense).
- Weed control by volunteers being done on sidewalks, driveways, and driveway rock areas; not areas near entrance to units.
- Reviewed two amendments in covenants and rules regarding weed control per homeowners' responsibilities and pertaining to pets. Will be discussed and voted on at annual meeting.
- Reviewed previous resident concerns, noted in on-going record.

NEW BUSINESS:

- Rachel from Ted Lare Design & Garden Center met before board meeting with residents about deterioration and reconstruction of wall. Survey must be done prior to moving forward. Questions were asked, some unanswered because of many unknowns. Residents noted concerns 10 years ago. Everyone is asked to stay away/off wall due to instability of soil and wall brick.
- Annual meeting is scheduled for Tuesday, September 30, 2025 at 7 p.m. at the West Des Moines Library. Notice with proxy will be sent not more than 30 days, or less than 10 days, prior to September 30th meeting date.
- Two board vacancies are open for reelection. Please submit your name(s) before the September 9th meeting if you would like to be added to the ballot. Write-in's can be submitted at the meeting. Keith Sandvig will run for another 2-year term, Charles May is resigning. Board members must be residing at Southwicke (Amended 11/2012 Bylaws III, Board of Directors-1, Initial Directors).
- Amendment changes to Article XIII, Sections 2 & 4 (pets & weeds).
- Bids presented and approved: Ted Lare Designs, survey of wall; Extreme Tree, tree trimming/removal, \$1,749. Other bids received for blocked drain tiles, drainage tiling, gutter guards, tabled. More bids on pillar repair/paint and contract review to follow.
- Resident concerns discussed and noted on the ongoing record for evaluation.

Meeting adjourned. Moved by Carolyn, seconded by Phil.

NEXT MONTHLY BOARD MEETING: September 9, 2025 at 5 p.m. Unit 20.