

**CORNERSTONE AT GEORGETOWN TOWNHOMES**

**Board of Directors Meeting Minutes**

**November 25, 2025 6:00 pm**

**Ankeny Library Room A**

- 1. Call meeting to order at 6:10pm by President Deb Hill.**

**Attendees:**

Directors Present: Paula Schnabel, Deb Hill, Maya Vucic

Manager Present: Juliat Housh, Association Management Services, Manager

Homeowner Present: 338

- 2. Approval of Past Minutes – September 2024:** Motion to approve by Paula, second by Maya.

- 3. Review and Approval of Financials:** September and October 2024. Motion to approve by Paula, second by Maya.

- 4. Outstanding Balances:**

- a.) There are two homeowners with delinquent accounts. Liens have been placed on units.

- 5. Homeowner Concerns:**

- a) 338-concerns about gutters being clogged and raining water over the gutters and onto the front area and pooling water. This is also causing issues inside of unit.

Pictures and documentation presented to the board from homeowner.

- Board discussed obtaining a bid for cleaning upper-level gutters for the entire property and working with the landscaping company to place either soil or rock area to stop water pooling in that area.

- 6. Management Report**

- a) Fall/Leaf Cleanup has been ordered and will be completed by the end of the week.

- 7. New Business**

- a) **Budget 2025** – highlights:

- Looking for new insurance for the association. Bids are being obtained. Once Juliat receives new bids, the board will determine which company to approve for 2025. Insurance companies are not currently writing

townhome/condo associations and those companies that are, are raising rates from 40-100%. This is one of the biggest costs for the association.

- Due to the rising cost in operating expenses and ageing of property, at this time, no concrete work or tree removal will be done in 2025.
- **The board determined not to raise the dues for 2025. Depending on insurance cost for 2025 and cost of maintaining the property, dues increase for 2026 is probable to supplement this rising cost.**

**8. Adjournment:** Adjourned at 7:15pm.

**Next meeting:** March 17, 2024, Ankeny Library, Room A