

Cornerstone at Georgetown Townhomes

Date: September 22nd, 2026 6:00 pm

Location: Ankeny Public Library, Conference Room A

Present Members:

Tom Froehle (322), Roezanne Saxton (244), Ryan Smart (326), Sheriise Rey-Pamphile (328), Elizabeth Kirk (240)

Property Management Company Representation: Jeff Horner

Agenda:

- 1) **Call board meeting to order** - start at 6:46 pm. Quorum established.
- 2) **Approval of past minutes, August 2026:**
 - a. Approved unanimously via email 08/28/2026
- 3) **Review and approval of financials, September 2026:**
 - a. Current Operating funds: \$44,556.17
 - b. Total Reserve: \$55,428.16
 - c. CD: \$50,000
 - d. Pending EFT: None
 - e. Total Cash: \$149,984.33
 - f. Moved by Rose, seconded by Sheriise, passed unanimously
- 4) **Management Report**
 - a. Outstanding balances: 1 unit is currently behind in payments
 - b. Snow Removal Bid Reviews
 - i. Motion to move to an hourly rate for snow removal by Etch
 1. Moved by Ryan, seconded by Liz, passed unanimously
 - c. Reserve Study Update
 - i. Tom provided details to the company about our roof age; waiting on completion
 - d. Covenants Recertification Email
 - i. 09/22/2026, 33 of 61 homeowners have signed
 - ii. A reminder will be emailed to the homeowners that haven't signed the Covenants Recertification.
 - e. Updates on current projects
 - i. CJ's Windows coming out to power wash siding and fences; email was sent 09/22 to notify homeowners they will be on-site
 - ii. Raccoon issues in unit 274, being remediated
 - iii. Unit 306 wants to install a privacy fence at homeowner's expense
 1. Moved by Liz, seconded by Ryan, passed unanimously
 - iv. Property privacy fences – repairs needed
 1. Motion to replace up to 3 fences, no more than \$1250/per fence
 2. Moved by Ryan, seconded by Sheriise, passed unanimously

5) Old Business

a. 2025 Taxes Need to be Filed

- i. Ryan update from CPA about taxes; need to have done before 10/15

b. Community Facebook Page

- i. Liz and Sheriise are creating page and will provide information at the next board meeting

c. Tree Work – Happy Trees estimate of \$7,698.85

- i. Bid includes treatment of 4 Ash Trees on North side of property and River Birch Trees; to include removal of 1 more Ash Tree
- ii. Motion to just treat 3 salvageable Ash Trees, \$800 total; all further treatments/removals deferred to be included on the reserve study
 - 1. Moved by Ryan, seconded by Roezanne, passed unanimously

d. Concrete Work Needed

- i. Jeff, Josh, and Tom completed walkaround 09/17 and are waiting on bids

e. Association Water Meters getting removed to stop future billing

- 1. Received bid from Premier Plumbing for \$300/unit
 - a. \$2544 total invoice, paid \$750 down to initiate work
- 2. Josh coordinating with affected homeowners (will need access to basements),
 - a. Impacted homeowners 230, 244, 248, 262, 270, 288, 326, 354

f. Ice Cream Social with Association

- i. Liz and Sheriise will host in the summer of 2027

g. Deck Paint Colors

- i. Property Management company will send out an email updating homeowners on work needing to be done by July 2027

6) New Business

a. AT&T Fiber Internet Upgrade

- i. Bryce with AT&T presented a fiber option for our community. Board asked AT&T to complete a site survey to determine if it is a good fit.

b. Window Well Claim

- i. Motion to assist with claim in Unit 356
 - 1. Approved unanimously via email 09/28/26

c. Satellite Removal Damage on Unit 276

- i. Motion to have homeowner resolve before close of home
 - 1. Approved unanimously via email 09/09/26

d. Replace Missing Gutter Extension on Unit 332

- i. Approved unanimously via email 09/17/26

7) Adjournment:

- a. Moved by Liz, Seconded by Ryan
- b. Unanimously Approved
- c. Meeting concluded at 7:53 pm.

Next meeting: October 20th at 6 pm (site to be determined)