

SOUTHWICKE TOWNHOME ASSOCIATION
BOARD of DIRECTORS MEETING
Date: October 14, 2025

CALL TO ORDER: 5 p.m.

ATTENDANCE: Janet Johnson, Phil Betts, Carolyn Buseman

SECRETARY'S REPORT: Meeting minutes for September 9, 2025 were moved approved by Phil Betts, seconded by Carolyn Buseman. Approved as written.

TREASURER'S REPORT: Due to Keith not being present a treasurer's report was not given.

OLD BUSINESS:

- Gutter cleaning was discussed, along with possible leaf guards for 1-2 buildings.
- Fall cleanup of leaves and debris will be scheduled after a hard freeze.
- MW Construction regarding soffit, cladding, fascia repair was discussed and motion made to move ahead with repairs by Phil Betts, seconded by Carolyn Buseman.
- Tree trimming and removal update and tree guard's placement.
- Wall survey report with the next step being soil samples, possibly by end of October.
- Walk around results was discussed, notes in November Newsletter.
- Phil Betts moved, Carolyn Buseman seconded, to approve Selby Landscapes for lawn/snow care.
- Ankeny Trash rebate will appear on November billing, PMBD has been notified.

NEW BUSINESS:

- Amendment to Article XIII, Section 2 to be recorded this month:
No animals, livestock, poultry of any kind shall be raised, bred, or kept on any Lot except for no more than two (2) pets: one (1) dog & one (1) cat; two (2) cats; or two (2) dogs. Pets may be kept provided they are not kept, bred, or maintained for any commercial purposes. The Association may, by rules and regulation, prohibit or further limit the raising, breeding, or keeping on any lot, front lot, or rear lot, of any pet. Dog breeds need board approved and can be excluded if they pose potential risks.
- Portal usage regarding reports and financials.
- Unit 59 roof repair completed by roofing company at no charge.
- Rules and Regulations pertaining to homeowners' outdoor maintenance (under Architectural Control, Landscaping/Plantings/Decorative Items) has been clarified and will be updated in Rules and Regulations.
- PMBD sent preliminary budget for 2026. Will be reviewed with treasurer Keith Sandvig.

Meeting adjourned. Moved by Phil Betts, seconded by Carolyn Buseman.

BUDGET REVIEW

Keith Sandvig, Janet Johnson, Carolyn Buseman met Friday, October 17 at 3 p.m. to review 2026 budget. Budget comparison and assessment was completed and accepted. Dues will increase \$15.00 to \$315.00 beginning January 1, 2026.

NEXT MONTHLY BOARD MEETING: November 11, 2025 at 5 p.m. Unit 20.