

SOUTHWICKE TOWNHOME ASSOCIATION
BOARD of DIRECTORS MEETING
Date: June 10, 2025

CALL TO ORDER: 5 p.m.

ATTENDANCE: Janet Johnson, Charlie May, Keith Sandvig, Phil Betts, Carolyn Buseman

GUESTS: Sharon Dixon, Paul Spragg, Cheryl Kluza, Tom & Laura Snyder, Carla Miles

SECRETARY'S REPORT: Meeting minutes for May 13, 2025 were moved approved by Charlie, seconded by Phil. Approved as written.

TREASURER'S REPORT: Keith explained the treasurers report, see financial report. Moved to be approved by Charlie, seconded by Phil. Bills presented and approved by Charlie, seconded by Phil to pay. Passed.

OLD BUSINESS:

- Rules and Regulations were reviewed, changed to require association dues be paid via ACH only.
- Concrete will be here end of the week.
- Status of on-going projects:
 - a. Tiling – have one bid, will be getting another.
 - b. Wall – have two bids, another being obtained
 - c. Soffits & Facia – Midwest Construction will be reviewing on June 18.
 - d. Gutters were cleaned and screens being considered.
 - e. Signage – bid being obtained for repair.
 - f. Flags were purchased and raised by Jim Walczyk. He and Jim Crispin volunteered to maintain the flags.
 - g. Grounds committee needs more volunteers to work with the new property manager. Thanks to Phil for pruning, etc.
 - h. Roof leak at Unit 3 addressed, hopefully resolved after moisture barrier and shingles replaced.
- Mark Gisch was terminated as of the end of May, 2025. The association is being self-managed until new company takes over which will save \$1,250 for 3 months equaling \$3,750. Mr. Grodahl remains as financial manager.
- Board interviewed property management companies and chose Property Management by Design, Ankeny. Contract is being evaluated with a likely start date of September 1st.

NEW BUSINESS:

- Unit 67 requested a new tree at their expense, board approved.
- Food drive. Bags will be placed on June 11, and picked up from those participating on the 18th.
- Article XIII, Section 2 and 4 tabled and will continue to be discussed.
- New property management company provides more services with significant cost savings.
- With all residents paying by ACH affords the association an additional \$71 per month (\$852/year) savings with the new property management company. Those currently not on ACH will receive information on how to sign up.
- Resident Concerns: #12 bird nests/pillar in disrepair; #50 cracking bricks; #40 downspout crushed and backyard concerns; #38 clogged gutters, resolved; #26 weeds above wall.

Meeting adjourned. Moved by Charlie, seconded by Phil.

NEXT MONTHLY BOARD MEETING: July 8, 2025 at 5 p.m. Unit 20.