

Cornerstone at Georgetown Townhomes

June 17, 2024

6:00pm

Ankeny Library Room A

Attendees:

Directors Present: Tom Froehle, Paula Schnabel, Deb Hill, Jason Hancock, Maja Vucic

Manager Present: Juliat Housh, Association Management Services, Manager

1. Call meeting to order – at 6:02pm
2. Approval of Past Minutes – May tabled at this time
3. Review and Approval of Financials – May: Moved by Tom, 2nd by Paula.
4. Outstanding balances:
 - A) There are three homeowners with delinquent accounts. Liens have been placed on units. Total outstanding balance on all accounts is \$4,068.54.
5. Homeowner concerns:
 - a. The 25-pound weight limit for animals and other recent issues with dogs not being on leash, not picking up after animals and damage done to association elements were discussed. Any changes to the weight limit for animals will need to be board approved to present to homeowners and passed at an Annual Meeting by two-thirds of owners. Currently, the board does not wish to introduce this amendment change.
6. Management report:
 - a. Gutter extensions/miscellaneous work order items have been completed. Gutter extension at 246 has been missing after recent storms and will be replaced.
 - b. 308 – Foundation crack repair has been approved and ordered.
 - c. 264/268 – Foundation crack issues – Work order has been submitted.
 - d. Xtreme Tree has been ordered for tree branch along 316 and large pine tree to be pruned.
 - e. Roof Iowa – 320 siding and 322 fascia repairs will occur this week. Roof Iowa will be contacted for siding issues going forward.
 - f. **Reminder:**
 - **If your animal damages the common area, homeowner will be responsible for repairs.**
 - **ALL animals must be on leash when on property.**
 - **Homeowners are responsible for picking up animal waste.**
7. New business:
 - a. Landscaping Project – Outdoors by JK: estimate for landscaping on island around sign = \$2,950; for landscaping near 264 and 230 to fix erosion issues = \$1,750. Motion by Tom,

2nd by Paula, to approve the erosion issue project while breaking out the sign landscaping project and placing that on hold.

- b. Gutter replacement along garages – bid from Roof Iowa – no approvals made tonight but this project needs to be considered for the future. A second bid from Andrew’s Roofing will be made.
 - c. Miscellaneous work order – McCabe Contracting – light base around 264 is broken and needs to be replaced. A two new speed limit signs coming into the complex will also be replaced.
 - d. 238 – replacement of pavers and extension of patio by 3 feet was submitted to the board. Moved by Tom, 2nd by Maja to approve.
 - e. Future projects that were not approved will be placed on hold, considering the foundation issues that are being addressed. After discussion, we clarified that floors are also not considered part of the foundation and thus not covered by the HOA – just the floor walls.
8. Adjournment: moved by Jason, 2nd by Tom. Meeting adjourned at 7:22pm.
9. Next meeting: September 16, 2024