

Cornerstone at Georgetown Townhomes

September 16, 2024

6:00pm

Ankeny Library Room A

Attendees:

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

Manager Present: Juliat Housh, Association Management Services

1. Call meeting to order – at 6:05pm
2. Approval of Past Minutes – June – moved by Tom, 2nd by Paula.
3. Review and Approval of Financials – June through August – moved by Paula, 2nd by Tom.
4. Outstanding balances:
5. Homeowner concerns:
 - a. Two sets of homeowners (in different buildings) are having conflict with their neighbors. Who does the front shared porch belong to? The middle homeowners are putting out lawn furniture and end homeowners are feeling this is not fair as they don't have a place on the front to place their lawn furniture. – Per covenants, personal items cannot be placed in common areas, but patio furniture is allowed on porches. There was discussion over whether the shared porch is considered a “common area”. Front porch areas are shared spaces. Each unit is entitled to 1/3 of the porch.
 - b. After discussion, the BOD approved to **revise the rule on patio furniture on front porches**. Motion was made by Jason and 2nd by Tom, to revise **Architectural Control and Maintenance, #2** to state:

Patio or outdoor furniture designed for outdoor spaces may be used on back patios only. Folding lawn chairs ONLY may be placed on front porch areas but must be removed when not actively in use.

- c. Homeowners have been putting up special occasion decorations (Halloween, Easter etc.) months before occasion. After discussion, the BOD approved to **revise the rule in Holiday Decorations, #4** to state:

Special occasion decorations (e.g. new baby, welcome home, etc.) and decorations for events such as Halloween, Easter, etc. may not be displayed any earlier than two weeks prior to holiday and must be taken down no later than one week following event.

- d. How is the BOD going to handle conflicts between homeowners in the future? The BOD asks that everyone understands they live in a community. Part of community living is living peacefully with neighbors. The BOD will not get involved in neighbor disputes. The BOD sets rules for all 61 units. If homeowners continue with behavior that interferes with the peaceful enjoyment of everyone, the BOD will set stricter rules. This is not the goal of the BOD, the goal is for everyone to live harmoniously with everyone.
- e. Can the association tow vehicles in personal driveways? No, this spot is reserved for that homeowner only. The BOD cannot levy fines because car is in their personal parking area. If cars that are in violation of covenants/rules are in common area, BOD can tow and fine the homeowner.
- f. 232 – would like to replace their current back patio with like concrete at their expense. They also received a quote to address Association elements at a cost of \$1,532.12. The BOD has approved for the vendor to work on the sidewalk, garage downspouts, and drainage area, as for the homeowner to replace their patio, this work also needs to be done. Approval to have HOA cover the improvement cost for these three items only, was approved by Tom and 2nd by Jason.
- g. 264 – would like the Association to pay for crack injections to foundation that are causing leaking into basement. Cost for bid items was \$2,850, including anchoring walls and burying the downspout. BOD discussed that these repairs are needed. Approved by Tom, 2nd by Paula.

6. Management report:

- a. 308 – crack injection in foundation has been completed.
- b. Xtreme Tree has been completed for tree branch along 316 and large pine tree was pruned.
- c. Per BOD, mowing will now occur on every other week schedule.
- d. Approval for bid from JK for landscaping side area at 264 and 230 for \$1,750. Side yard east of front entrance was approved for \$750.
- e. Violation for dog stake – 332 – first violation.
- f. Miscellaneous work orders for maintenance have been submitted.
- g. Removal of two ash trees has been ordered. 248/302.

7. New business:

- a. Snow removal bid – Outdoors by JK. Skid loader and labor costs went up \$3 each but other costs remained the same. Moved by Jason, 2nd by Tom to approve.
- b. Painting around windows – will be delayed to spring. Juliat will obtain a bid.
- c. Steps for 346 need to be ordered. This unit is the last to be completed.

8. Adjournment: moved by Tom, 2nd by Jason. Adjourned at 7:12pm

9. Next meeting: November 25, 2024 – Budget meeting in Room A.