

Cornerstone at Georgetown Townhomes Meeting Minutes

September 22, 2025

6:00pm

Ankeny Library Room A

Present: Juliat Housh, Deb Hill, Tom Froehle, Jason Hancock, Jerry Getman, Roezanne Saxton

- 1) **Call meeting to order:** at 6:03pm. Quorum established.
- 2) **Approval of past minutes, April 2025:** approved by Tom, 2nd by Jerry.
- 3) **Review and approval of financial, April through August 2025:** moved by Jason, 2nd by Tom.
- 4) **Outstanding balances:** Discussed.
- 5) **Homeowner concerns:**
 - a) 334 – Would like their late fee (\$25) for August to be waived since the \$70 difference owed after the dues increase was not received. Email was read to board from homeowner. All homeowners were advised of the dues increase via email or regular mail. Board unanimously decided to decline the request and uphold the late fee.
 - b) 264 – Front porch issues. Bricks are starting to disintegrate and the porch tips toward the concrete slab, causing water leaks into the basement. The entire step will need to be removed and rebuilt, which would require a mason rather than a regular concrete worker. Juliat will contact Iowa Tuck Pointing and Smothers Masonry for estimates.
 - c) 244 – Side of unit gathers water when it rains hard. The gutters need to be replaced – a previous estimate quoted \$32,000 for the garages only and \$11,000 per building for the main buildings – but funding is not available. Juliat will get a bid for gutter cleaning, which will help alleviate the issue.
 - d) Ash trees in west courtyard and trees too close in buildings in east courtyard: Lawn Jockeys provided a bid of \$1,200 to cut the dead tree and the cut the lead to the other tree. Board voted unanimously to have Lawn Jockeys do the work.

6) Management Report:

- a) Work order for loose siding at 342/332 has been submitted.
- b) Work order for fascia repair at 276 has been submitted.
- c) Work order for damaged siding at 348 due to grill damage has been submitted. This will be billed to the homeowners account as homeowners are responsible for repairs due to damage done by unit.
- d) Yard waste container for bush trimmings and branches has been ordered. \$135 through November 26 (prorated); will go up to \$185 for April-November 2026.

7) New Business

- a) Landscaping policy: What happens if a homeowner moves and has submitted a landscaping waiver that has been approved? If the new homeowner does not sign a waiver to maintain landscape area, this will go back to the association to maintain.
- b) Back Deck step policy: Staining/painting the back steps is the homeowner's responsibility. The board is coming up with clear direction with what color to use on the back steps. In the spring, the board will identify units where attention is needed.
- c) Ice melt buckets for the season: This is a follow-up from the Annual Meeting. Ice can build up at the end of the road during the winter. Suggestion was to place a bucket of ice melt by each mailbox so anyone could use it when needed. The board approved this.
- d) Snow removal contract: Outdoors by JK had submitted snow removal bid. Tom moved to approve the contract; Jerry seconded.
- e) Sewers: Each unit has a separate sewer line. Per covenants, homeowner is responsible for maintenance on individual sewer line. The association is responsible for maintenance on the main sewer line. As a reminder, homeowners are responsible for any line that services their individual unit. The association is only responsible for lines that tie more than one unit together.

8) Adjournment: moved by Tom, 2nd by Jerry. Meeting ended at 7:43pm.

Next Meeting: November 17, 2025 Budget Meeting for 2026