

**SOUTHWICKE TOWNHOME ASSOCIATION
BOARD of DIRECTORS MEETING**

Date: March 10, 2026

CALL TO ORDER: 5 p.m.

ATTENDANCE: Janet Johnson, Phil Betts, Keith Sandvig, Lonnie Dafney, Carolyn Buseman

GUESTS: Sue George, Charlie May, Robin Terrell

SECRETARY'S REPORT: Minutes for February 10, 2026 were moved approved by Phil, seconded by Lonnie. Passed.

TREASURER'S REPORT: Treasurers report from Property Management by Design (PMBD) reviewed. Snow removal invoice paid with \$5,900 remaining in budget. Moved approved by Carolyn, seconded by Phil. Passed.

OLD BUSINESS:

- A list prepared by Midwest Construction for soffits, cladding and facia has been completed. Additional problematic concerns have been reported by homeowner's (#2 soffit; #4 BB; #19 facia; #20 front facia; #21 back facia; #65 back facia; #47 top peak). These areas of concern will be addressed and a final inspection by Jeff Horner, PMBD; Matt & Luke, Midwest Construction; and board members will be made before closing payment is made.
- Carl Stump, Structurefy, assessed south wall and has begin design. Bryce Hoyle, Rock Valley Construction, discussed types, durability and cost of blocks. Board members and Property Manager were in attendance:
 - Design possibly completed by end of March;
 - Additional construction bids will be received;
 - Soil testing, permits, and Iowa One will be done by contractor;
 - A homeowners special meeting will be held to inform and discuss funding.
- A walk-through by Property Management by Design will be this spring. The PMBD team will be assessing areas in need of repair or replacement, as well as inconsistencies and/or violations. Results will be sent to the board for review and subsequent letters will be mailed to homeowners.
- Pillar repair and painting will begin in late March, weather permitting.
- Tile flushing behind south units will begin late March, weather permitting. H&H Plumbing will assess the function of tile behind Units #57-59, and Unit #38.
- Bids are being accepted for repair of front signage brick.
- Lonnie continues developing a color pallet for windows, garage doors, paint, etc. that will be presented at the annual meeting. Residents must get board approval for all exterior improvements (storm/garage doors, windows, decks, etc.), including landscaping, to prevent wrong selections and removal.
- Spring cleanup of dead or unkept bushes will begin when weather permits.

NEW BUSINESS:

- Plans for a more appealing and maintenance free entryway are being sought.
- Cement repair will be identified this spring with bids received.
- Residents in #51 requested removing bushes and tree that was planted incorrectly, and replant, at their expense. A plan for board approval will be submitted.
- Phil checking tree variety choices, at either association or homeowners expense.
- Residents are encouraged to use the portal for concerns. Any issues accessing the portal, please call PMBD for assistance.
- Rules & Regulations, By-Laws, & Covenants, as well as meeting minutes/newsletters, are available on the portal for review.

Meeting adjourned. Moved by Lonnie, seconded by Phil.

NEXT MONTHLY BOARD MEETING: Tuesday, April 14, 5 p.m. at Unit 20.