

Cornerstone at Georgetown Townhomes

March 16, 2026

6:00pm

Ankeny Library Room A

Board members present: Deb Hill - 264, Jerry Getman - 272, Tom Froehle - 322, Jason Hancock - 238, Roezanne Saxton - 244

Manager present: Jeff Horner, Property Management By Design

Homeowners present: Sheriise Rey - 328, Patricia Williamson - 324

AGENDA

- 1) **Call meeting to order:** at 6:05pm. Quorum established.
- 2) **Approval of past minutes, November 2025:** No updates needed. Moved by Tom, seconded by Jerry, passed unanimously.
- 3) **Review and approval of financials, November 2025 through February 2026:** Leaf removal cost of \$5,500 was discussed. Jeff advised that this cost is lower than some associations and recommends that the board gets enough quotes from vendors before making a decision. Balances as of the day of this meeting:
 - a) \$32,904.98 for the operating account
 - b) \$95,524.35 for the reserve account
 - c) \$128,429.33 in total assets

Approval of financials moved by Roezanne, seconded by Tom, passed unanimously.

Jeff also mentioned the budget that was sent by AMS. Accounting numbers between AMS and Property Management By Design do not match, so some numbers will need to be merged in. Once those are entered into their system, the January through March numbers will be missing from the report but everything else will be visible.

- 4) **Outstanding balances:** Four out of seven units do not have email addresses or phone numbers on file. Bridget will send one more letter before reaching out via certified mail.
 - a) One month behind: 256, 258, 310, 358
 - b) Two months behind: 276
 - c) Balances for 282 and 254 were also discussed.

Foreclosures will be filed if outstanding balances reach \$2,000. Demand letters would be sent with the board's permission. The covenants currently mention that the \$25 late fee would apply starting on the 15th of each month, and unpaid balances would require an additional 1.25% interest monthly after the 30th of each month. As a soft approach, Jeff advised sending reminder letters for those who are past due.

5) **Management Report**

- a) **Update by Jeff on transition:** Owner information is in the system. Information for those owners without information was taken from the Polk County Assessor's website. Board minutes going back to 2012, governing documents, and everything else except the budget have been uploaded. AVRs (Architectural Variance Requests) will be set up in the system and can be requested by the owners; once submitted, board members can approve or deny requests. The whole transition will be complete once the budget is entered, which is expected to be by the end of this week.

6) **Old Business**

- a) **Insurance change** from Farm Bureau to State Farm (Tim Ford) with fairly sizeable savings. Farm Bureau was expecting to charge \$85,039, but State Farm countered with \$65,124, including directors' and officers' insurance. The board voted unanimously to accept State Farm as the new insurer on January 27, 2026, via email. Protection is improved with State Farm and the claims process also goes by more quickly.
- b) **Lawn contract:** The board voted 4-0 with one abstention on March 14, 2026, via email to remain with Outdoors by JK for lawn care for this year.
 - The day after the meeting, Outdoors by JK raised their prices after providing a quote to the association. The board then elected to review another proposal from Etch Outdoor Living. The decision to approve Etch was moved by Jason, seconded by Tom, and passed unanimously on an email vote held March 17.

7) **Unfinished Business**

- a) **Railings/polyraise (mudjacking) work:** This was put on the backburner due to financial issues. Per page 9 (section 6A) of the covenants, each owner is responsible for heating, air conditioning, interior walls, windows, doors, decks, patios, and railings – even outdoors. The association is responsible for

shared sidewalks and driveways.

As for polyraise work, there is one open request as of the time of this meeting for 266, which is in deferred status since the previous owner has moved. The pooling rainwater near Roezanne's unit (244) will also be addressed when the polyraise work is done.

- b) Jeff will also reach out to 515 Exteriors to replace damaged siding.
- c) Bat and other pest issues are the individual homeowner's responsibility. Jeff recommended Corey Nelson with Bats & Bugs, but it's recommended that owners with pest problems contact their neighbors as a heads up.
 - Patricia Williamson later asked who would be responsible for bats that fly through attics that are shared by multiple properties. Jeff decided to table this issue for further research but recommended that the homeowner in question get a free quote from Bats & Bugs. If this spreads into other units, it will be up to the board to decide.

8) **New Business**

- a) **Water bills:** Cost per year = \$1,080. These are the water faucets for general usage. The city of Ankeny says we can shut off the water and have the water meters removed.
 - **Action item:** Get a list of units with these meters and coordinate with the city of Ankeny to get them removed.
- b) **Homeowners' care of the wooden steps:** Tom mentioned that some decks have not been treated at all. A property walkthrough will be scheduled in late April to identify units that need this, but we will need to define how they will need to be treated. Jerry recommended tabling this for a future discussion once the walkthrough is made.
- c) **Doors needing attention:** Tabled for after the walkthrough as well.
- d) **How to recertify our Covenants:** Iowa law requires 21 years since formation of the association to renew covenants. The existing covenants were recorded in 1995 and should have been renewed in 2016 but were not. Recertifying the covenants needs to be top priority. The owners of all 61 units must sign off on the renewal. However, the covenants themselves will need to stay in their

current state during the renewal process; amendments cannot be made until the renewal process is completed. Jason moved to renew the current covenants, seconded by Jerry. The motion passed unanimously.

9) **Homeowner concerns:** Any violations of the covenants will be reported anonymously. Jeff will send a reminder out about parking in front of driveways while walking to mailboxes to check mail.

10) **Adjournment:** Motion by Tom, seconded by Deb. Adjourned at 7:40pm.

Next meeting: April 20, 2026