

Villas of Meadow Ridge  
Board of Directors Meeting  
January 18, 2010

Present: Robert Dubansky, Jean Eichelberger, Karen Quinn, Katie Roupe, Jessica Nybeck, Ann Wagner and homeowners Alanna Potter and Tony Phillips (#1313-7).

- I Call to order. Meeting was called to order at 6:15 PM at Ann's home.
- II Approval of minutes. Karen made a motion to accept the minutes of the December 2009 meeting, and Jessica seconded. All ayes.
- III Homeowners' issues. The homeowners in Unit #1313-7 are experiencing water damage on both floors of their townhome, particularly around the window frame in the master bedroom, and also around the frame on their patio door. Robert stated that he has a list of homeowners who have reported similar problems with water damage. He added that repair work on these units will be coordinated as one major project, and will be done in the spring.
- IV Reviewed financials. Katie moved to accept the December financials, and Jessica seconded the motion. All ayes.
- V Old business.
  - a. Fireplace update. The fireplace problem in Unit #1309-1 has been resolved.
  - b. Parking violations. The Board will continue to tow the vehicles of individuals who are in violation of the rules. During the past month, a vehicle was towed from one of the visitor parking slots. Vehicles are not to be parked in the streets, or parked in a visitor parking area for more than 72 hours. Residents are prohibited from parking in the designated visitor parking areas. The Board intends to be proactive in the enforcement of these rules.
- VI New business.
  - a. Absentee landlords. The City of Ankeny requires a housing certificate for anyone who owns rental property. Robert will look into this issue since Meadow Ridge has an increasing number of absentee landlords.
  - b. State Farm insurance premium. Under the terms of the current policy, Meadow Ridge has a \$1,000 deductible for each occurrence. The Board has received notice that the annual premium will be increasing from \$16,206 to \$18,553 per year. After reviewing the various options, Ann made a motion to keep the \$1,000 deductible with an annual premium of \$18,553. Karen seconded the motion. All ayes.
  - c. Newsletter. The Board discussed the content of the next newsletter. A different color will be used for each edition to denote that a new issue is available. For the next newsletter, Robert will put together a diagram that illustrates the current ice damming problem.
- VII Meeting was adjourned at 7:22 PM. The next meeting will be held at the Kirkendall Library on Monday, February 15, 2010 at 6:15 PM.

Respectfully Submitted,

Ann Wagner, Secretary