

MAPLE WOOD CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING AGENDA
Thursday July 11, 2024, 6pm

Call to Order: 6:02 pm

Roll Call of Directors: Present: K. Ballwahn, J. Parrott, G. Girard, J. Rodriguez Absent: B. Schug-Studener, S. Daniel

Guest Speaker: Shane Sparby, of DS3 Solutions, spoke about water in the garage and the building structure of 1&5. Building 1&5 has had water issues since it was built. He described how the structure was improperly constructed and why that is creating the problems we see year after year. Shane had given proposals to the previous property management. There are multiple areas that each require its own solution. A few years ago, regrading the landscaping was tried, against Shane's recommendation, and without success. Shane shared what his recommendation was at that time, and continues to be, for the various areas of the garage. There are two main solutions that would take care of most of the problems. First are injections to fill and stop water entry points (which has already begun by working with current property management.) And the other is, in one particularly poorly constructed area, to dig down three feet around the foundation wall and wrap the building. Shane stands by the injections already completed and will keep working on those areas with no additional costs until resolved.

Approval of Past Minutes: June 13, 2024 Board Meeting Minutes motion to approve G. Gerard. Seconded by J. Parrott.

Report of Directors:

President- Ballots are being sent out to vote on carpet for 1&5 and 2&6

Vice President-n/a

Treasurer- See financials included with meeting minutes

Secretary- n/a

Officers- n/a

Report of Committees:

Document Committee- The committee has completed their work on changes to the bylaws and provided the board with their proposed recommendations. The board will take the process from here, which will eventually conclude with owners voting for the proposed changes.

Long Range Planning Committee-n/a

Audit Committee- We will ask KMA for the lightest review possible for 2021-22 and proceed with a procedural audit for 2023 with SJHL.

Gardening Committee- n/a

Building Committee- n/a

Events Committee- Summer Picnic is August 3. Information and sign ups are posted by the mailboxes. There will be raffle prizes from local businesses.

Property Manager Report: Painting will begin soon. Painters will use fans to vent the smell while working. No access will be blocked.

New Business: n/a

Unfinished Business:

Water issues at building 1&5: Steve and Shane will assess the issues and Shane will provide an estimate of each of the solutions that are suggested.

Owner Topics:

What is happening with the flagpole? One suggestion is to move it by the pond so it can't continue to be run into by cars. The flagpole is bent and may need replacing when/if moved. The current flagpole was purchased with donations from owners.

Do the lilacs between the 1513 Steensland and the house at 1601 Steensland belong to Maple Wood or the neighboring house? Why is there a concrete path from Maple Wood driveway to that house? People living at and/or visiting the other houses on Steensland sometimes use that path and park in the Maple Wood parking lot.

Adjournment: J. Parrott moved to adjourn. G. Girard seconded. Meeting adjourned 7:40pm.