

**MAPLE WOOD CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**Thursday November 21, 2024, 6pm**

**Call to Order:** 6:02pm

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

**Approval of Past Minutes:** October 17, 2024 Board Meeting. Motion to approve G. Girard, seconded by S. Daniel. Minutes approved.

**Report of Directors:**

**President-** The board, with Steve's input, has been working on the 2025 budget.

**Treasurer-** A CD matured earning us \$1926 in interest. That money is now in the Money Market account. There is \$148,000 in the Elevator Fund, \$349,000 in the Reserve account, and \$34,000 in the Checking account.

Every time an ACH doesn't go through or a check bounces the Association is charged \$11. When this happens the payment for the month is considered late and owners may be charged \$25 as a late fee per our By-laws.

**Secretary-** With the resignation of Jacqueline Rodriguez the board unanimously approved Marilyn Wilson to join the board. Marilyn will fulfill the remainder of the term which ends February 2026. Marilyn will take on the role of vice-president. She was previously on the board and is actively involved in multiple committees within MWCA.

**Officers-** The heat calculations for the 2023-24 heating season are complete. Invoices and refunds will be sent out soon.

**Report of Committees:**

**Audit Committee-** The internal audit committee is meeting Dec. 2 to review Q2 financials.

**Welcome Committee-** Ginnie Yee-Stratton is the new owner of unit 207 in Building 5.

**Events Committee-** The Holiday Party for all Maple Wood residents is Dec. 7 at 7 pm in the lobby of Building 2 and 6.

Each building is responsible for decorating their building for the holidays as they wish.

**Property Manager Report:**

We were informed by our liability insurance company, Rockford Mutual, they were not renewing our insurance and exiting the business. There are several companies exiting the business and creating a tight market. With buildings our age, a lack of fire suppression sprinklers, and 60 amp electrical service in Steensland it gets more difficult to find insurance companies willing to take on the risk. We have two agents looking for an insurance carrier and will know more before a decision about the budget is made. The increase could be difficult to absorb into the current budget situation.

A solution to the 60 amp electrical in Steensland is being looked into.

We are now using Culligan for our water softener salt supplier, instead of Salt Co.

Directional signs will go up on the property.

Waste Management has ordered 3 yard containers for our trash and recycling needs. Our contract stated we were to receive 3 yard containers but due to a miscommunication within Waste Management that is not what we received. Thank you for your patience while this gets sorted out.

There have been bags of garbage set outside the trash containers despite enough room in the containers. All items should be in a container.

All owners with caregivers or outside assistance should be sure that anyone disposing of trash and recycling knows the proper way to dispose of trash and recycling at Maple Wood.

**New Business:** No new business for November meeting

**Unfinished Business:**

- By-laws - packets with by-law changes were distributed and discussion will begin in the next executive session.

**Owner Topics:**

- Two board seats will be up for vote by members at our Annual Meeting in February. Owners are encouraged to run for the board. If interested, submit a paragraph with background and intent to the board by January 24, 2025.
- The carpet by the elevator at garage level was very wet after the recent rains.
- Packages for Maple Wood Green are being delivered to Building 1/5.

**Adjournment:** Motion to adjourn by J. Parrott, seconded by M. Wilson. Meeting adjourned 6:52 pm.

**IMPORTANT DATE TO PUT ON YOUR CALENDAR:**

**Thursday, February 27, 2025 for the Annual Owners' Meeting, starting at 6 pm in the lobby of 10 and 14.**

**More information to come.**