

**MAPLE WOOD CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday October 17, 2024, 6pm**

Call to Order: 6:02 pm

Roll Call of Directors: Present - K. Ballwahn, S. Daniel, G. Girard, J. Parrott;
Not present - J. Rodriguez, B. Schug-Studener

Approval of Past Minutes: September 19, 2024 Board Meeting Minutes, G. Girard motioned to approve, S. Daniel seconded. Minutes approved.

Report of Directors:

President: J. Rodriguez submitted her resignation from the board. We thank Jackie for her forward-thinking leadership and for helping to improve Maple Wood. The Board will be holding a special meeting to vote in a replacement director for the vacancy board position.

Vice President: no report

Treasurer: The 3rd quarter financials are available. Note the \$188,000 Cash-Special Reserve on the balance sheet is not all reserve funds. Some is ATC money that is being held to pay off major projects such as the carpet installation. Working with our accounting firm to make sure accounts are more clearly labeled. The 2025 budget process has begun.

Secretary: no report

Officers: no report

Report of Committees:

Document Committee: no report

Long Range Planning Committee: The Reserves spreadsheet has been updated and recommendations for projects have been given to the board for the 2025 budget process.

Audit Committee: no report

Gardening Committee: no report

Building Committee: no report

Events Committee: There will be a holiday party in December. More information to come.

Property Manager Report:

Carpets are 99% done.

Pond silt has been removed and the area has been reseeded and aerated.

The trees have been trimmed and fall clean-up has begun.

The fountain has been taken out for the season.

Work on the signage around the property is underway.

New Business:

- None

Unfinished Business:

- Heat Calculations Update - Invoices should be out by late November.
- Flag Update - It was decided not to move the flagpole at this time. A new flag and light were installed.
- Elevator Committee - This is a new committee. The goal is to have a plan in place before it is needed during an elevator replacement. This involves knowing the needs of the owners, considering creative solutions, and planning for reasonable accommodations. Meeting dates, times, and frequency will be set by the committee.
Email the board if you are interested or what more information at maplewoodcondosmadison@gmail.com.
- Recycling - Most owners are doing a good job not placing plastic bags in the recycling dumpster.. Waste Management is giving us a grace period for plastic bags in the recycling. Soon, if plastic bags are in the recycling dumpster they will start charging us for that. We need all owners to do their part to save money in this area.

Owner Topics:

- The garage door for 2/6 seems to be louder than it has been.
- The stairs are difficult to see in a stairwell in 2/6 and 1/5. Lighting throughout the buildings will be looked at.
- The transition from the garage to the elevator area is problematic in building 2 and 6.
- Where are we at on a trespassing policy? This will be a topic when the board revised the Rules and Regulations.

Adjournment: 6:58 pm