**MAPLE WOOD CONDOMINIUM ASSOCIATION**

**BOARD OF DIRECTORS MEETING MINUTES**

**Thursday May 16, 2024**

**Call to Order:** 6:05pm

**Roll Call of Directors:** All present

**Approval of Past Minutes:** April 18, 2024 Board Meeting Minutes -   
 Motion made by Sandra Daniel, Treasurer, to approve April minutes. Motion seconded   
 by Geri Girard, Officer. Minutes for the April 18th meeting were unanimously approved.

**Report of Directors:**

**President-** May newsletter was completed and posted at each building’s bulletin board. Kelli is making a call out to all owners to think about being part of the Safety Committee.The committee would be creating a plan for when elevators would not be working, as well as making the Maplewood community a safer place. **Vice President-** Jacqueline will be reporting on the Document Committee’s progress in the New Business section. Jacqueline asked the Board if the Document Committee could look into having online voting as another option for owners to use when voting. The Board agreed to have online voting as another voting option. **Treasurer-** $206,000 was deposited from our easement payment into our Old National bank account, so the account now has $610,000. A CD of $150,000 will be maturing next week and put into a money market account. **Secretary-** counted and verified easement ballots.   
**Officers-** N/A

**Report of Committees:**

**Document Committee-** will be reporting under New Business  **Long Range Planning Committee-** N/A **Audit Committee-** Using KMA for Qualified External audit  **Gardening Committee-** Money allocated for plants, pots and soil was used.   
 Each building has new potted plants and owners have been assigned to water them. **Building Committee-** N/A  
 **Special Events Committee-** Flyer for the first bingo game has been posted on   
 each building’s bulletin board. Playing for money will not be an option if a special   
 license was not obtained before. The Board and M. Mergen talked about   
 possibly postponing the Annual picnic to a later date.

**Property Manager Report:** Pumping of the pond has started. The sidewalk project   
 was delayed because of trees being removed and the weather.

**Unfinished Business:**

* *ATC Easement Votes*- The President and Treasurer counted the ballots and verified the number of votes for questions one and two. The ballot counts and number of yes and no votes matched the Secretary’s numbers. There were 49 ballots counted, which means that the 51 percent has been met. We needed 43 ballots to meet the 51 percent. Question 1 = 47, yes and 2, no. Question 2 = 49, yes and 0, no. This means that the owners have approved carpeting of the buildings, as well as $75,000 allocated to the elevator fund.
* *Heat Calculations* **-**  Presentation was given by Ginger Freitag to MWCA BOD during our Executive Session meeting. Ginger emphasized that the Declaration states that heat calculations are to be done on a monthly basis, and she stated that the excel spreadsheet for the heat calculations was created by her. BOD decided that the present method for calculating heat costs is the best method and will continue using it.

**New Business:**

* *Proposals for New Bylaws* - A hand out was given to the Board outlining the proposed changes. The Document Committee has not met so more work needs to be done with the proposed changes.

**Owner Topics:**

Objection from S. Douglas as to how the newsletter was distributed.

New owner, Jennifer Kilps in building 2, was introduced to the BOD   
 and owners present. BOD and owners welcomed her.

**Adjournment:** 7:45pm