

MAPLE WOOD CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday September 19, 2024

Call to Order: 6:00pm

Roll Call of Directors: President, Kelli Ballwahn; Treasurer, Sandra Daniel; Secretary, Barbara Schug-Studener; Directors, Geri Girard and Jeri Parrott were all present. Vice President, Jacqueline Rodriguez was absent.

Approval of Past Minutes: August 15, 2024 Board Meeting Minutes were unanimously approved by all board members present at the meeting.

Report of Directors:

President- We are changing trash/recycling providers on Sept. 30. Waste Management is now our provider. No plastic bags of any kind should go in the recycling dumpster. We are waiting for costs on 1 and 5 building waterproofing options from DS3.

Vice President- N/A

Treasurer- Profit/Loss statement in good shape, interest rates are down.

Secretary- N/A

Officers- N/A

Report of Committees:

Document Committee- N/A

Long Range Planning Committee- The committee met with Steve to look at what projects were completed this year and recommendations for the coming years.

Audit Committee- Internal Audit has been completed. Suggestion by committee were to establish a method of payment for property manager to pay for items and services not using a personal credit card. Having an Amazon account for buying items was suggested.

Gardening Committee- N/A

Building Committee- Kelli talked about reinstating money being allocated to each building, each building would need owners to decide how that money is spent.

Welcome Committee- Working on updating welcome packets.

Events Committee- The Music by the Pond was a hit! Thank you to Randy Ballwahn and his band for providing wonderful entertainment and to the Event committee for putting this together.

Property Manager Report:

- Heat will be turned on October 1st.
- Steve requested that building 1 and 5 owners TEST their heating soon before it gets very cold. 1 and 5 seems to have the most need for heating repairs and he wants to catch them before the really cold temperatures start.
- Filters have been installed in every boiler system except Steensland. Steensland will get them when it's time to replace the boilers. These systems allow for the control of the Ph and overall water quality, thereby reducing repairs and extending the life of our water heating systems.

- October 1st, 2nd and 3rd garages will be cleaned.

New Business:

- Snow Plowing 2024-2025 New Provider - Shield Roofing was unanimously approved by the Board on August, 28th 2024 by email vote.
- Elevator Committee - Need to establish an elevator committee for each building. Pat from 2&6 volunteered. We need 1 to 2 people from each building to volunteer.

Unfinished Business:

- Signage presentation - Signs with cream background and dark green colored words will be displayed for each building to direct deliveries and help visitors find each building.
- Bylaws- Separate meeting to discuss suggestions for bylaw changes. Voting by owners will take place in February at the owners' meeting.

Owner Topics:

- Talked about getting heating calculations for each owner out soon.

Adjournment: Geri G. motioned to adjourn and Sandra D. seconded at 7:18pm.