

**AGENDA FOR MAPLE WOOD CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
Thursday April 20, 2023, 6 P.M.**

The meeting will be an in-person meeting only in the building 10 & 14 lobby.

Call to order-6:02pm

Roll call of directors- Barbara Schug-Studener, Marilyn Wilson, Sandra Daniel, Mary Drumm, Jacqueline Rodriguez, and Paul Hauri.

Financial Update-The board does not have a financial summary from our accountant at this time because it's tax season. Sandi is working on updating Maple Wood Condo Association (MWCA) accounts such as changing our MG&E to ACH payments for efficiency. The current process was causing our Accountant and MWCA Board Members to write checks and travel to pay bills which added time and sometimes caused delays. MWCA has money in an Old National account that was getting an .03% interest rate, but Sandi was able to persuade Old National to raise our interest rates to 4%, which is the banks offer to new members.

Property Management Report -Steve is balancing time between immediate maintenance needs and contacting vendors to ensure they are aware of the management transition and new contact information. Steve said it's good to work together as an association and communicate because he noticed a water bill was high and identified there was a leak, which he worked with Heather Johnson to fix it for \$25.

Steve is having his contracted company mow at the end of May. MWCA Owner Chris is going to help Steve trim the bushes. The plan is to allow the lilac bushes to grow more naturally so they bloom better. However, Steve will trim the sidewalk side a little more, but again save the blooms for the owner's side!

Steve asked when the last M&GE should be read. Heather said we shut off the boilers. Steve will ask Cardinal about how to shut it off. End of May.

The pond-needs some updates such as the sealer needs to be replaced.

There was a question about the garbage pick up time because the noise can sometimes be disruptive in the early morning, however this has been discussed before and Pelattari said they have a route. Steve will follow up to see what time they anticipate to share that information again for the association's knowledge.

Request for Emergency Building Volunteers

- Elevator Reset and Water Shut Off-
 - Building 1&5-Jackie Rodriguez and Randi Mathews
 - Building 2&6 Marilyn Wilson, Judy Sorenson, and Mary Drumm
 - Building 10&14-Heather Johnson
 - Building Steensland-Barb Schug-Studener

Review of past minutes-Approved.

Owners Topics

Marilyn Wilson-Proposed an Exercise Room for building 2&6. This room would replace the current 2nd floor library common space and the current library books and recliners could be moved 2nd floor lobby area. Questions and Concerns were as follows:

- Would we need to put up a disclaimer that MWCA would not be responsible?
- The MWCA attorney and insurance company should be consulted to see if there are any legal or liability issues.
- The next steps should include a questionnaire to building 2&6 owners for buy in.

Marilyn Mergan-Questions

1. What is the flooding repair status in building 1&5? Is water being poured into a drain in building 1&5 to ensure it's working correctly? Joe use to pour water into the drain.
 - a. **Response from Steve**-It is at the top of the list. He's meeting vendors to obtains estimates and reviewing past information gathered by the previous board to identity next best steps. Steve will double check on the drain.

Randi Mathews-Question

1. Can we do something with the flag pole? There was a vote to enhance it in the past that is approved.
 - a. **MWCA Board Response**-We will look into it.

Random Question

1. Is the board planning on pursuing changing the Rules and Regs to allow renters?
 - a. **MWCA Board Response**-The board has is no intention to change the Rules and Regs to allow renters.

Committees

Document Committee-They will be meeting soon.

Long Range Planning-We need more volunteers. The board will reach out to Sue Douglas and Rick Pollick to see if they can start meeting in the summer.

Audit Committee-We need volunteers. Kay Yager has lead it in the past. The purpose is to have some owners complete an internal review invoices and financial documentation and external of board members. Board members will review bylaws to ensure we are timely with the audits.

Gardening Committee- We need volunteers. Steve mentioned there is an area behind 1 & 5 that looks very overgrown and Judy Sorensen commented that it might be perennials. The question was raised if we should we invest more in landscaping? Meeting attendees seemed interested in perennials. It was mentioned that Greens Condo should contribute to landscaping. Paul Hauri would be happy to donate money for plants. The board will review the budget to see if money was allocated for landscaping/plants.

Unfinished Business

Heat Calculation Revision-Ginger will be meeting with board members to review.

Revised Welcome Packet-The board is working to update the packet. In lieu of the packet, Steve is providing a few forms and saying hi to new owners.

Owner's Survey Summary-We will give a summary next meeting.

New Business

- Automatic door issue Building 10&14-Steve is currently working on. He will be looking at owner's buttons that aren't working to identify the problem in a controlled scenario to save money.
- Board Transition Update-Working with Ginger on heat calculations.
- Next month Board Priorities
 - Processes with Accountant
 - Cost sharing agreement with Maple Green.
 - The website is being updated if you have any issues or see anything wrong, please email us at maplewoodcondosmadison@gmail.com If you haven't heard any responses from Steve for a maintenance request, please reach out again via email.
- Future Events-Potential June/July get together. In the past, owners brought a dish to pass.
 - Do we need a permit for the tent?-Ask Sue Douglas
 - Explore which building can be used for a Holiday Party in the winter.
- Should the Board Meetings to other buildings? No, it could cause confusion on where it is when.
- Directory and Emergency Access to Units
 - The directory needs to be updated-bigger and bolder. Maintenance would like to get/have access to all units in the buildings for emergencies-flooding, smoke alarms because there have been issues in the past with access causing more damage to the buildings.

Adjournment-7:08pm