

MAPLE WOOD CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday June 13, 2024

Call to Order: 6:01pm

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

Approval of Past Minutes: May 16, 2024, Board Meeting Minutes.
Kelli made a motion to approve May minutes. Geri G. 1st and Sandra D. 2nd. All board members approved minutes for May.

Report of Directors:

President- June newsletter was emailed and delivered to owners who preferred to have a printed copy. We now have 52 units who will be receiving the minutes and newsletter by email.

Vice President- Working with the Document Committee to present suggestions to the Board for the July meeting.

Treasurer- \$75,000 was put into the elevator fund in May. Quarterly profit and loss statement and balance sheet will be attached to July Board meeting minutes.

Secretary- N/A

Directors- N/A

Report of Committees:

Document Committee- more information will be provided in July meeting

Long Range Planning Committee- looking for 2 new owners to join

Audit Committee- There are 2 owners for the internal audit committee. We really need one more owner to assist with this process. We are continuing to understand the requirements of the outside audit and work with an auditor to refine our needs.

Gardening Committee- N/A

Building Committee- N/A

Events Committee- Annual Picnic will be held Saturday, August 3rd

Property Manager Report:

The pond work was completed for \$8,800. The original cost was \$12,000-15,000.

Sidewalk work has been delayed due to the rain.

Gutter guard installation is also delayed but should be completed in the next week or two.

The boiler filters have been installed for \$7,200. They require \$1,000 for maintenance.

Unfinished Business:

- Fireplace Use - If you plan to use your fireplace you need to have an inspection completed and have that documentation on file with the MWCA Board.
- Carpeting - We can have all three big buildings recarpeted for \$67,000. Another bid for the carpeting at 10/14 came in well below the \$43,000 that was approved in the vote.
We will need to have owners vote to carpet 1&5 and 2&6 since the bids are over \$15,000. This vote will happen in July.
- Security/Safety - discussion of ideas to enhance security at Maple Wood

New Business: Engineer coming to July meeting to discuss water leakage in building 1&5 basement.

Owner Topics: Heather Johnson would like to thank Dave DeHorse for putting in solar lights at building 10&14 parking driveway. The owners stated that they can see where they are going now.

Adjournment: 7:27pm