

MAPLE WOOD CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday, July 17, 2025
Building 10/14 Lobby

Thursday, July 17, 2025 – 6:00pm

Attendees: Kelli, Marilyn, Geri, Jeri, Frankie

- **Call to Order** – 6:05pm
- **Roll Call of Directors** - President: Kelli Ballwahn; Vice President: Marilyn Wilson; Secretary: Frankie Anderson; Directors: Geri Girard and Jeri Parrott. Treasurer Sandi Daniel was not present.
- **Melissa Agard Town Hall:**
 - Rescheduled for August 13th, 2025
- **Building 1/5 elevator:**
 - Voted by email to use \$13,000 worth of elevator funds to fix building 1/5 elevator. Approval was unanimous.
- **Other property maintenance:**
 - Parking lot paving 99% done, one small spot in front of building 2/6 remains
 - Replaced pond bridge rotting wood
 - Work on front gates will start soon
 - Building 1 entrance will be worked on and unavailable for a few days due to water issues in vestibule
 - Servpro is waiting to determine if popcorn ceiling has asbestos before beginning cleanup in building 2/6 unit affected by fire
- **Flagpole:**
 - An informal survey was sent out regarding repairing and replacing the flagpole at the entrance. 12 voted no and four voted yes. There is no cost to just remove the flagpole. Will continue discussion about what to put there instead.
- **Bylaws:**
 - The final version was shared with the Board of Directors and now must be sent to owners and mortgagees. A workgroup was held Wednesday, July 23rd.
- **ACH pull date change:**
 - Current and proposed bylaws state HOA fees are due the 1st of the month. We have decided to go back to pulling ACH on the 1st of the month and checks are also expected by the first. There will still be a ten-day grace period. This change will take place on the first of the new year.
- **Budget revisions:**
 - Due to a large number of both expected and unexpected expenses, discussion was had about moving money from other budget categories and making adjustments to special projects. Plans for a new automatic door opener for building 1/5 will be put on hold. Our reserves continue to grow year after year. Discussion about how our HOA fees compare and potentially doing a reserve study was had.

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- **Building 10/14 unit odor:**
 - This continues to be a problem. The Department of Public Health visited but could not access the unit. The tenant has been given notice of fines and certified letters have been sent to both tenant and the owner. Consulting with a lawyer to determine next steps in terms of eviction.
- **Adjournment** - Motion to adjourn by Geri G., seconded by M. Wilson. Meeting adjourned at 7:14pm