

MAPLE WOOD CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday, August 21, 2025
Building 10/14 Lobby

Thursday, August 21, 2025 – 6:00pm

Attendees: Kelli, Sandi, Marilyn, Geri, Jeri, Frankie

- **Call to Order – 6:02pm**
- **Roll Call of Directors** - President: Kelli Ballwahn; Treasurer: Sandra Daniel; Secretary: Frankie Anderson; Directors: Geri Girard and Jeri Parrott. Vice President: Marilyn Wilson not present.
- **Approval of Past Minutes:**
 - July 17, 2025, Board Meeting Minutes. Motion to approve by G. Girard seconded by S. Daniel. Minutes approved.
- **Melissa Agard Town Hall Update:**
 - Melissa Agard contact information will be put in August newsletter and posted in buildings
 - Plan to invite alders and eventually mayor to a future town hall
- **Treasury:**
 - Received funds from insurance company for fire
 - Special checks will be used to keep this separate from other MWCA business
- **Committee Updates:**
 - **Elevator Committee:**
 - Will be meeting about what happened in July and what can be learned from that
 - **Long-range Planning Committee:**
 - President Kelli is organizing this and so far, the only other member is Director Jeri. They will take input from Steve on what should be prioritized and then bring it back to the Board for approval.
 - **Audit Committee:**
 - Waiting on other member to get back from vacation to begin.
- **Property Manager Updates:**
 - There is scheduled repair to control water leaking into Building 1/5 to protect driveway wall.
 - Three of the four entrance gate posts are done.
 - Association is invoking emergency rules regarding damage to common areas to access unit in Building 10/14 that has cat urine odor issues. Property manager will be remedying the problem at the source and billing tenant.
 - Getting bids from last year's vendor and another competitive source for snow removal.
- **ACH pull date:**

MAPLE WOOD CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Thursday, August 21, 2025

Building 10/14 Lobby

- The HOA fee ACH pull date change will start January 1st, 2026. Some owners have raised concern about changing the ACH pull date to the 1st of the month. We would be in violation of our own bylaws if we are pulling on the 11th and with an ACH pull on the 11th, there is no grace period. If you are an owner with a concern about this change, please contact Treasurer Sandi to come up with a solution.
- **Trespassing:**
 - After the events culminating in the eviction of an unwanted roommate in Building 2/6 the plan is to create a trespass/ban list to notify certain individuals of their unwanted presence in our community. To be most effective we will need to post compliant signage around the property. Guests of an owner or occupant who are causing a nuisance may be added to a trespass list as determined by the Board and Property Manager. Owners should contact a Board member or the Property manager if they have concerns about an individual causing a nuisance.
- **Bylaws:**
 - The new bylaws passed 64 to three.
- **Adjournment** - Motion to adjourn by Geri G., seconded by J. Parrott. Meeting adjourned at 7:25pm