

MAPLE WOOD CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Thursday, June 19, 2025
Building 10/14 Lobby

Thursday, June 19, 2025 – 6:00pm

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

- **Call to Order – 6:02pm**
- **Roll Call of Directors** - President: Kelli Ballwahn; Vice President: Marilyn Wilson; Treasurer: Sandra Daniel; Secretary: Frankie Anderson; Directors: Geri Girard and Jeri Parrott. All board members were present.
- **Director report:**
 - The Board voted and approved a \$1,000 bonus for the Property Manager Steve Marchillo because of his tireless work in response to the building 2/6 unit fire.
- **Committee reports:**
 - The MWCA Annual Picnic will be held Sunday, June 27th, 2025. More information to come.
 - Melissa Agard will be coming to MWCA July 23rd, 2025 at 6:00pm for a town hall. More information to come.
- **Property manager reports:**
 - The parking lot paving is being done as fast as weather will allow. The ground can be walked on after two hours. Do not drive on it until the cones are removed.
 - The front gates will be getting a minor facelift this summer.
- **New business:**
 - The budget to actual was discussed at length. Things to consider are the fire insurance deductible, new door opener for building 1/5, increased price of mulch, and a budget reduction in areas where we can because of several unexpected and large costs like the fire, elevator, and a new boiler. Money was saved in snow plowing this winter.
 - The building 2/6 unit fire was the first damage-causing fire in the building's history. There were 12 911 calls including one passerby. The unit sustained significant damage but the fire prevention system worked perfectly. MWCA is in the primary position in terms of our insurance policy. The Board will take this opportunity to come up with a more organized emergency response and form a safety committee.
- **Unfinished business:**
 - The flagpole was hit by a car many months ago and has been bent since then. Discussion about replacement and moving the flag to a safer location. An owner questioned having a flagpole on Maple Wood grounds. A community survey will be conducted to determine if owners want a flagpole. If we replace the flagpole, we would need to raise \$3,500 from owner donations.

MAPLE WOOD CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Thursday, June 19, 2025

Building 10/14 Lobby

- The odor emanating from a unit in building 10/14 continues to be a problem. Several attempts at communication have been made and fines assessed. The Board will contact a relevant overseeing authority to see what legal steps can be taken.
- **Adjournment** - Motion to adjourn by Geri G., seconded by S. Daniel. Meeting adjourned at 7:25pm