

MAPLE WOOD CONDOMINIUM ASSOCIATION
Annual Owners Meeting Minutes
Thursday February 29, 2024, 6pm in building 10 & 14's lobby

6:00-6:15pm

- Owner Sign In
- Enjoy some punch and snacks!
- Get to know your candidates, new owners, and each other.

Call to Order: 6:18 p.m.

Roll call of directors: Present - Barbara Schug-Studener, Mary Drumm, Sandra Daniel, Marilyn Wilson, Kelli Ballwahn;
 Absent - Jacqueline Rodriguez

Roll call of owners and certification of proxies: Owners and proxies signed-in under the supervision of the Secretary and Vice-President. 59 owners or proxies present. One proxy ineligible due to the owner not being rostered.

Proof of notice of meeting or waiver of notice: Officers K. Ballwahn and M. Wilson provided a notice of meeting to all owners.

Review of Past Minutes:

- Majority of owners approved February 23, 2023 Annual Owners' Meeting Minutes via ballot
 - One revision made to remove G. Freitag as a ballot counter

Report of Officers:

President: Jacqueline Rodriguez

- Message from the President - read aloud

Vice President: Barbara Schug-Studener - no report

Treasurer: Sandra Daniel

- Presented summary - Treasurer's report in 2023 Annual Report and 2024 Budget previously distributed to all owners
- New accounting firm, KMA Bodilly, has been hired at a cost savings and will be providing services in a timely fashion.

Secretary: Mary Drumm

- Recent MWCA Board Votes:
 - 1/2/2024-The board voted to proceed with the Long Range Committee to upgrade the elevators. Unanimous.
 - 1/2/2024-The board voted to increase our insurance deductible to keep the premium around the same. Unanimous.
 - S. Douglas: What is our deductible?
 - S. Marchillo (Property Manager) - Baer Insurance automatically changed all roof, wind and hail deductibles to \$10,000, we changed casualty and liability to \$10,000.
 - 1/18/2024-The board voted to replace the broken water heater in Steensland. It was unanimous, except Mary and Barb didn't respond.
 - 2/14/2024-The board voted to replace the accounting firm. It was unanimous, except Barb didn't respond.

- Updates to the website are still in progress.

Director: Marilyn Wilson- no report

Director: Kelli Ballwahn - no report

Election of Directors:

- Nominations from the floor:
 - M. Drumm nominated Marilyn Wilson, M. Loikits seconded
 - S. Daniel nominated Mary Drumm, M. Loikits seconded
 - M. Wilson nominated Frankie Anderson, S. Daniel seconded
 - H. Johnson nominated, Geri Girard, R. Matthews seconded
 - S. Williams nominated Jeri Parrott, R. Matthews seconded
- Nominees presented qualifications.
- Members turned in votes.
- Ballots counted - M. Drumm and B. Schug-Studener
- Election Results:
 - In order of number of votes: Geri Gerard - 33 (3 Years), Jeri Parrott - 32 (3 Years), Marilyn Wilson - 23, Mary Drumm - 22, Frankie Anderson - 6

Unfinished Business: None

New Business:

- Owner's Topics
 - K. Macy - There need to be filters on the water heaters?
 - S. Marchillo - Recommend adding filters to the hot water systems, our heating systems not our showers, etc. Water is in the system for years and is not refreshed. Alkalinity changes the composition over the years and when heated, and things flake off, shortening the life of the mechanics of the boilers. Adding the filters will help get the junk out; the current water looks like black coffee. Removing what is in the water will protect the mechanicals that bring you heat.
 - S. Douglas - Is that what goes through our baseboards?
 - Yes.
 - J. Novick - Information only: Submitted a work order through the website and received a response from Joe, who no longer works for MWCA.
 - R. Matthews - What is the easement?
 - S. Marchillo - ATC runs lines across the property as there is already an easement in place. ATC wants to widen it. We hired an eminent domain firm to negotiate the value of the land. A final counter offer was sent back today and we are waiting to hear.
 - C. Harper - What is the financial impact?
 - S. Marchillo - Hired appraisers who will help determine what ATC has to pay to us. Negotiations have also included elements that are not monetary, for example, they can't touch our light posts, patios, etc.
 - R. Matthews - Last time they took out trees.
 - S. Daniel -Was money paid to us last time?
 - R. Matthews - They replaced the trees with small trees.
 - Where is this on our property?
 - S. Marchillo - Runs from front to back. It's 30 feet wide and being extended 20 more feet on each side because they want to put more lines through. We can't stop them but we can make sure we are compensated.
 - M. Mergen - We have resolved all of our arrears?
 - S. Daniel - All owners have resolved their payments or have a payment plan in place.
 - M. Mergen - What is the change invoice in payments of heat reconciliation to save excess fees about?

- S. Daniel - Everytime former accountant invoiced for heating he charged \$500. He also charged every time he did anything, like a 1099. The new firm will not do that, everything will be included in our monthly fee, and our monthly fee will be lower. And they guarantee a 24 hour turn around with any request.
- M. Mergen - The treasurer's report mentions late fee rules of engagement. Are we doing something with that process? Is something changing?
 - S. Daniel - Going to a lien situation means we wait for the owner to sell, which could be 20 years. It is in the best interest of MWCA to set up payment plans, rather than go to a lien situation.
- M. Mergen - You're making some really good investments. How is the money flowing, the ability to buy the CDs, how do you do it?
 - S. Daniel - First, by working with Steve to know what big expense we have coming up. Establishing the elevator fund was done to make it easier to take out the money for that when needed. What we take out of the Reserve fund must be put back within three years due to state statutes.
 - We had \$100,000 sitting in a checking account making 0% so put a chunk into a money market which is liquid. We can always put it back in checking but now it's earning almost 5% interest.
 - We accumulated enough savings through smart management so that all liabilities were taken care of and we still have money left to put into a money market.
- S. Douglas - What is happening with the audit that is required every other year?
 - B. Schug-Studener - We have not had an external qualified 3audit since 2019. Working to find a professional to do this.
 - K. Jaeger - Good to still have the internal audit, without someone from the board. Having an outside accountant, like we have is a good check and balance on the association's finances. They are trained to notice abnormalities.
 - It's a lot of money for an outside audit. It will be cheaper to hire a firm for the next 3 audits, like buying in bulk.
- M. Mergen - Will there be a newsletter, or a way to share information published more often? Owners need to be careful about answering their buzzers and knowing who is out there, it's not safe. Information about this should be sent to everyone. (Late night buzzing of multiple owners has been happening regularly at building 2/6.)
 - S. Marchillo - There are intercom systems that can be equipped with a timer to shut down at night. It's an option to look at.
- J. Novick - Is there a way to better identify where deliveries should be made? There is a problem with deliveries being left in the wrong place. There is a sign and they still deliver at his door.
 - Ambulances don't know where to go.
 - S. Marchillo will work with whoever is assigned the "signage" job.
- **Announcements:**
 - Thank you to Marilyn Wilson and Mary Drumm for their time, care and attention to the improvement of Maple Wood Condominium Association! And thank you to Steve Marchillo for all he does!
- **Adjournment:**
 - K. Jaeger motioned to adjourn, F. Grabara seconded. Adjourned 7:40 p.m.

Respectfully submitted by K. Ballwahn

Good evening, Owners of Maple Wood Condominium

Today we gather for the owner's annual board meeting and before we begin, I wanted to take this time to thank you for the opportunity to serve you all this past year and thus share an update of what is happening behind the scenes.

I am not here with you all today due to a prior commitment associated with Rare Disease Day, an annual observance held on the rarest day of the year – the last day of February. This year it was even rarer with it being a leap year!

February always celebrates rare disease month because it is the rarest month of the year and is dedicated to raising awareness for rare diseases while improving access to treatment and medical representation for individuals living with rare diseases and their families. There are over 10,000 identified rare diseases, 30 million Americans and over 400 million people worldwide suffering from a rare disease, my family included. Thus, it is a cause that resonates deeply with me and emphasizes the power of community, support, and advocacy. A value that mirrors the spirit of our own organization and an initiative very close to my heart that I couldn't miss. However, I am with all of you through these personal words conveyed on my behalf.

This past year has been one of substantial growth and progress for our organization. We have worked diligently to transition from a model where responsibilities heavily rested on the shoulders of a few board members, to a more collaborative and inclusive approach where all board members must contribute based on their skill levels. Thus, most of our board members have shown remarkable dedication, leveraging their unique skills and talents for the collective good of our organization. This shift has not only diversified our capabilities but has also ensured that our endeavors are supported by a wide range of perspectives and expertise.

The journey we've embarked on together towards a more distributed leadership model is a testament to our shared commitment to you guys, the owners. It is this spirit of collaboration and mutual support that has propelled us forward, allowing us to achieve milestones we once thought were beyond our reach.

As we look ahead, it's crucial to remember the foundational principles that guide our organization's integrity, particularly the importance of ethical behavior and respect for individual autonomy which is essential in the voting process.

Each vote is a voice, a declaration of trust and direction for our future. It is imperative that every vote cast is an honest reflection of your thoughts. Influencing, coercing, or dictating how someone should vote not only undermines the ethics we stand by but also jeopardizes the very fabric of our collective decision-making process. Thus, if you don't feel comfortable and somebody influenced your decision, please feel free to reach out directly to Jacqueline.

Previously in January, I had expressed my intention to resign from my current position when all in-process tasks have been delegated accordingly. This decision was not made lightly but stemmed from a deep desire to ensure that our board continues to have members who can dedicate a significant part of their time to the duties required. However, following my announcement, I was approached by fellow board members and owners who expressed a collective wish for me to extend my tenure a bit longer given the volunteer nature of these roles. Thus, after careful consideration and out of a sense of duty to the owners, the board, and our shared goals, I agreed to stay on for an additional period and ensure a smooth transition with the new board members and our ongoing initiatives.

The decision for me to remain as president until the new positions were in place was the result of a thoughtful decision motivated by the need to maintain some stability. Today you will vote for new board members that will inherently change the current roles and tasks of the existing group. To do this effectively, we will be meeting days after this meeting to divide them accordingly. Thus, my decision to initially step down, and subsequently to stay on, was made with the organization's best interests at heart and I hope that you can all understand where I'm coming from.

Because I believe in the importance of transparency, mutual respect, and collaboration in all our endeavors, I felt it was crucial to share my current status and intentions with all of you directly.

Let us continue to nurture an environment where free thought and diverse opinions are not just welcomed but celebrated. The strength of our organization lies in our ability to move with the times and use the collective power of our individual voices, united in common goals yet respectful of our differences.

As we move forward, let us commit to maintaining the highest standards of integrity, transparency, and collaboration. Together, we have achieved much, but the path ahead holds even greater potential. With your continued support and active participation, there is no limit to what we can accomplish.

Thank you for the time to be here and for your commitment to making our organization stronger and more vibrant!