

**THE MADISON PLACE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
June 12, 2024**

- I.** The June 12, 2024, meeting of the Madison Place Condominium Association Board of Directors was called to order at 6:01 pm by Linda Luca
Board members present: Linda Luca, Heather Garnick, Sharon Burns
Board member absent: Loretta Mattus, Sue Mueller

Also present: Melissa Errickson & Amanda Insley– Pin Oak Community Management

Attendance list attached: See Attached List

II. General Business

- a. **Approve Previous Month's Meeting** – Sharon motioned to approve the minutes of the March 13, 2024, Board Meeting, Heather 2nd all in favor.
- b. **Financial-** Melissa Reviewed the Financial Activity and position for the community as of May 31, 2024. There is \$31,693.49 in Operating Cash, \$67,638.33 in Reserves, for a total cash position of \$99,331.82.
- c. 2024 Projects
- i. Shrub Replacements – Melissa stated they will be continuing the shrub replacement project and will be walking the community with the landscaper to decide the best way to handle
 - ii. Kick Plate Replacement – The project will begin in the next couple of weeks for anyone that has requested a replacement
 - iii. Asphalt Repairs – Melissa will be walking the community after the sill plates are complete to see what areas are of biggest concern for the project in the fall.

III. Open Forum –

- a. A resident brought up an address with ripped screens and bird houses on common areas. Melissa stated she will make sure they are on the violation list and if not will send a letter.

Being no other business, the open portion of the meeting was adjourned at 6:22 pm.