

THE MADISON PLACE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
September 11, 2024

- I. The September 11, 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, Sue Mueller
Board member absent: Loretta Mattus

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 September 11, 2024, Board Meeting, Heather 2nd all in favor.
- b. **Financial-** Melissa Reviewed the Financial Activity and position for the community as of August 31, 2024. There is \$36,867.88 in Operating Cash, \$57,850.06 in Reserves, for a total cash position of \$94,717.94.
- 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 has been completed
 - iii. Asphalt Repairs – Melissa will be walking the community later in the fall to identify spots that are needed.

III. **Open Forum** –

- a. Resident brought up the idea of having a Fall Decorating contest in the community. The Board agreed this was a great idea and asked Melissa to get the information out to the residents.
- b. Resident mentioned the amount of bird seed around a certain home and nuts that are left out as it appears to be a squirrel feeder. Melissa stated that management was aware and has sent letters to the owner regarding the violation and removal but there has been no response. Management will keep monitoring during its biweekly walk throughs and do what is in the guidelines to do legally to resolve the situation.

Being no other business, the open portion of the meeting was adjourned at 6:28 pm.