

**THE MADISON PLACE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
November 8, 2023**

I. Call meeting to Order & Roll Call

- a. The November 8, 2023, Annual Meeting of the Madison Place Condominium Association Board of Directors was called to order at 6:00 pm by Board President, Linda Luca, via Zoom
- b. *Roll Call* - Board members present: Linda Luca, Sharon Burns, Heather Garnick, Sue Mueller, Loretta Matus. Also present: Melissa Errickson & Amanda Insley– Pin Oak Community Management, Attendance list attached: See Attached List

II. Proof of Meeting Notice

- a. Melissa presented the mailing that was sent as proof of notice of the Annual Meeting.

III. Approve Previous Month's Meeting –

- a. Sharon motioned to approve the minutes of the September 13, 2022, Board Meeting, Linda 2nd all in favor.

IV. Report of Officers

- a. *Financial* – Melissa reviewed the Cash Position of the Community as of October 31, 2023. Operating Cash \$7,059.10, Reserve Fund \$41,712.64 total cash position \$48,471.74

V. Board of Directors Election

- a. There were 3 seats up for election, there were no nominations submitted so the election was not contested. Heather Garnick, Sue Mueller, and Sharon Burns agreed to renew their terms which will now expire 12/31/2025.

VI. Unfinished Business

- a. *Open Reserve Projects* – Melissa reviewed the projects that were completed in 2023. The only open projects left for the community are shrub replacement as well as sections of paving that need to be milled and replaced.

VII. New Business

- a. *2024 Budget Approval* – The 2024 Budget was presented to the residents present and did not include an increase in dues for the upcoming year. Sue motioned to approve the budget as presented, Loretta 2nd the motion, All in favor.

VIII. Adjournment

- a. Being no other business, the open portion of the meeting was adjourned at 6:36 pm.