

**THE MADISON PLACE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
March 13, 2024**

- I.** The March 13, 2024, meeting of the Madison Place Condominium Association Board of Directors was called to order at 6:27 pm by Linda Luca
Board members present: Linda Luca, Heather Garnick, Loretta Mattus, Sue Mueller, Sharon Burns
Board member absent:

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** – Heather motioned to approve the minutes of the November 8, 2023, Board Meeting, Linda 2nd all in favor.
- b. **Financial-** Melissa Reviewed the Financial Activity and position for the community as of February 29,2024. There is \$9,457.28 in Operating Cash, \$50,457.28in Reserves, for a total cash position of \$59,552.82.
- 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 May for anyone that has requested a replacement
 - iii. Asphalt Repairs – Melissa will be walking the community in the summer with the Asphalt company to identify issues and decide on the phasing as far as which issues are causing the biggest issues and are potentially causing the most problems.
- d. Question from Resident to Consider Contact information to be given to other residents. – Board discussed the pros and cons of giving out resident contact information to other residents without permission from the resident to do so and decided that it was not in the best interest of the resident to do so.
- e. Rules & Regulations Reminders – Reminder that the mulch beds are part of the common area and are not private property, so anything put in them is at the discretion of the association to allow or remove if the Board feels it is causing potential harm to the grounds or the building. Also, dog poop has been a constant issue that needs to be addressed so if residents see or know who is not cleaning up to please let management know so they can deal with it.

III. Open Forum –

- a. Melissa reminded residents that the emergency line is just that an emergency line for extreme emergencies after hours, not to call to discuss payments, or report issues with neighbors leaving bikes out etc. There has been an abundance of calls to the emergency line with non-emergency issues.

- b. Resident reported there are an abundance of bikes being stored around the property on peoples patios. Melissa will send letters to anyone in violation that is noted during her walkthrough.
- c. Concerns about trash not being placed in dumpsters just being piled up as well as boxes not being broken down in dumpsters and paint cans being left by contractors working on homes in the community. Melissa stated that fines are being applied to repeat offenders who do not break boxes down when they can be identified.
- d. Dead tree and shrubs needing replacement on corner of 3008 & 3205. Melissa stated she will make sure that they are on the replacement list for this summer.

Being no other business, the open portion of the meeting was adjourned at 7:09 pm.