

**THE MADISON PLACE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS  
MEETING MINUTES  
June 11, 2025**

- I. The June 11, 2025, meeting of the Madison Place Condominium Association Board of Directors was called to order at 6:01 pm by Melissa Erickson
- II. Board members present: Heather Garnick, Sharon Burns, Michael Rosengard, Susan Mueller  
Absent: Linda Luca  
Also present: Melissa Erickson and Amanda Insley– Pin Oak Community Management  
Attendance list attached: See Attached List
- III. General Business
  - a. Approve Previous Month's Meeting – Sharon motioned to approve the minutes of the March 12, 2025, Board Meeting, Heather 2<sup>nd</sup>, all in favor.
  - b. Financial- Melissa Reviewed the Financial Activity and position for the community as of May 31, 2025. There is \$29,439.27 in Operating Cash, \$75,208.66 in Reserves, for a total cash position of \$104,647.93.
  - c. Speeding Issues: There have been on going speeding issues throughout the association and neighboring association. The board has approved the installation of speed limit signs
  - d. 2025 Projects
    - i. Uniform Fire Code Update – We are currently holding with any further mulch removal.
    - ii. Asphalt Repairs – Melissa is obtaining bids to re-mill the parking lot.
    - iii. Dumpster Fire: Melissa gave an update no the dumpster fire. All quotes were received and being submitted to OTC
- IV. Open Forum –
  - a. A resident had a concern of the constant roaming of cats that are not on a leash but belongs to a resident in the community.

Being no other business, the open portion of the meeting was adjourned at 6:30 pm.