

**THE MADISON PLACE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
September 9, 2025**

- I. The September 9, 2025, meeting of the Madison Place Condominium Association Board of Directors was called to order at 6:07 pm by Melissa Errickson
- II. Board members present: Sharon Burns, Susan Mueller, and Linda Luca
Absent: Linda Luca
Also present: Melissa Errickson and Amanda Insley– Pin Oak Community Management
Attendance list attached: See Attached List
- III. General Business
 - a. Approve Previous Month's Meeting – Linda motioned to approve the minutes of the June 11, 2025, Board Meeting, Susan 2nd, all in favor.
 - b. Financial- Melissa Reviewed the Financial Activity and position for the community as of August 31, 2025. There is \$ \$14,797.89 in Operating Cash, \$60,879.66 in Reserves, for a total cash position of \$75,677.55.
 - c. Paint Damage on roads- There is no update. Waiting for a response from the trash company. Street Sweeper came 2 times. Attorney will be sending a letter.
 - d. Fire damage Recycling Truck- Melissa gave an update in regard to repairs from Recycling Truck fire.
 - e. 3603/3604- Car accident status- Insurance adjuster was going out to assess damages. Bids will be obtained for repairs.
 - f. 2803 Fire Wall Mold Remediation- Melissa discussed the updated of the mold remediation.
 - g. Road Repairs- Road repairs are being put on hold until all repairs are completed from car accident and Recycling Truck Fire.

- IV. Open Forum –
 - a. A resident asked about getting the trim painted on doors and windows.
 - b. Sue would like to discuss violations and how many renters vs. owners are.
 - c. Newsletters Items- Remind owners to check wax rings on toilets and refrigerator water lines.

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