

MAPLE GLEN CONDIMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
July 16, 2019

The meeting was called to order at 6:00 p.m. with the following members present: Todd Rowe, Ellen Packer and Judy Hamner

**MANAGER'S REPORT**

Judy reported that she has been in touch with Rain Shield regarding new vinyl walkways and stairwell landings on buildings 2709 and 2711. They have quoted a price of \$48,000. The stairwell landings will be releveled to help prevent standing water on the vinyl. It will involve popping the door frame out to tuck and secure the vinyl membrane under the door threshold for a better seal. A motion was made to hire Rain Shield to install vinyl walkways and stair landings, level the landings and stairwells in Buildings 1 and 2. The motion was seconded and all Board members will be asked to cast their vote via e-mail. Motion was passed unanimously.

Heart and Soil landscaping have been hired as of July first at a cost of \$850/month.

Trash area will continue to be monitored. Move-in fees will offset the cost of maintaining the trash area.

**New Business**

Judy has met with our reserve specialist, Pacific Crest Reserves. Our next major expense after the walkways will be roofing. While we do inspect the roofs yearly, they will eventually need replacement within the next 3-5 years. It was also suggested we touch up painting surfaces on a regular basis to avoid having to do a full scale and more expensive project. He has suggested we need to increase our Reserve Account.

Two other items checking on seal cracking in the parking lot and washing the walkways on Building 2715.

A note will be placed on all units reminding everyone that charcoal grilling is not allowed anywhere at Maple Glen because of the serious fire hazard. Gas Grills have to be kept away from the vinyl siding or it will melt the siding.

**Next Meeting**

The next meeting will be Tuesday, October 22<sup>nd</sup>. **Adjournment** There being no further business, the meeting was adjourned at 7:00 p.m