

MAPLE GLEN CONDIMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
October 22, 2019

The meeting was called to order at 6:00 p.m. with the following members present: Todd Rowe, Ellen Packer and Judy Hamner. Judy Bracken and Peter Hester approved the budget via email.

MANAGER'S REPORT

Judy reported that the plumbing leak in 202 has been fixed and the water in 102 has been taken care of.

The repairs to the decks are in progress. We are currently awaiting approval of a building permit which is required. Unfortunately, weather treated lumber had not been used causing them to rot. Fortunately, she was able to get a good price on the repairs.

Work on the landings will begin next month.

Judy also reported on the fire safety inspection. Again, several people were not at home nor did they leave a key. We will consider a fine for those who do not make their unit available as there is a cost for the fire department to come a second time. Also, some of the sprinklers have been painted white. This makes them inoperable so they will need to be replaced at the owner's expense.

The budget for the coming year was discussed. While a few items have decreased, several others have increased. In addition, the Association needs to increase its reserves. We are currently under funded for any emergency. Since the roofs will be coming up for repair in the near future, it is important that these funds are increased. Unfortunately, this will require an increase in condo fees.

The budget was approved and will be presented at the Annual Board Meeting next year.

The meeting was adjourned at 7:15 p.m.

Peter Hester, President

Ellen Packer, Secretary