

Maple Terrace Condominium Association
April 22, 2014 Meeting
Belcher Residence (#104)

- I. **Unit Owners Present:** Nicole Cofer, President (#231), Pat McClure (#306), Tim Maddox (#301), Judy Belcher, Secretary (#104), Debra Martin (#110), Elizabeth and Simon Chippet (#107), Katie Hicklin (#103)
- II. **Minutes:** Minutes for the March 25 board meeting were reviewed and accepted. Tim Maddox moved to accept the minutes, Judy Belcher seconded the motion. The motion carried.
- III. **Treasurer's Report:** Maple Terrace bookkeeper, Nancy Taylor, reported the following balances as of April 22, 2014 via email:
 - a. Checking: \$5,147.26
 - b. Savings: \$195.77
 - c. Line of Credit (**\$41,815.68**)
 - d. Edward Jones Account \$26,756.23

Several units continue to underpay their dues based upon the increase in 2014, email notices have been sent as a reminder of the increase. Units 202 and 212 (Layne) remain unpaid.
- IV. **Property Committee:** Tim Maddox, Chair, April 21 Report to the Board, attached.
 - Discussion to have Ron check Peery light and the timers on lights, as they remain on too long during daylight hours.
 - Discussion raised about bench on property, reviewed that board voted not to install bench last year for security reason.
- V. **Old Business:** Walton roof repair complete. Discussion concerning gutter issues in the 300 building resulted in a vote for Tim Maddox to obtain a third estimate and choose the contractor to complete the work as soon as possible. Judy Belcher moved that funds be made available from the reserve account to complete the work, Tim seconded the motion. The motion carried. Carriage light for Unit #111 has been ordered and should arrive the end of May. A decision to have tree trimming work done was delayed to the May board meeting. Judy Belcher will evaluate costs and present findings at the next board meeting as to the need for assessment or fee increase to keep adequate funding in the reserve account.
- VI. **New Business:** New Neighbor is Unit #103 Katie Hicklin. Property committee to check on an additional parking space for Unit #107. Discussion on offer by Michael Fleming to purchase Unit #202 and release of lien for Unit #202 and 212.
- VII. **Adjournment:** Next regular meeting will be May 29, 2014 at 6:15pm (note later time) at Unit #101 (Douglas.) Meeting adjourned at 8:10pm, with a motion from Tim Maddox and seconded by Judy Belcher. The motion carried.

Respectfully submitted,

Judy Belcher, Secretary