

MTCA
Executive Board Meeting
May 1, 2017
6:00 P.M.
(By teleconference)

Roll Call: Board: Sue Hevener (#213), Lawrence Fine (#110), Doris Redfield (#303), Nicole Cofer (#231), Phil Kabler (#232); **Secretary:** Pat McClure; **Owner:** Jeff Rabatin (#109);
Bookkeeper: Teresa Gant

Minutes: April minutes previously approved by e-mail and sent to owners.

Treasurer's Report: Teresa Gant provided the April end-of-month report, which shows the checking account at \$22,929.22; savings, \$196.07; line of credit, **\$28,576.59**; reserve account, \$28,117.01. Teresa agreed to send out fee notices to owners who are in arrears or continue to pay 2016 fees. Sue moved, seconded by Nicole, to accept the report. Carried.

Agenda:

The following items were discussed during the meeting:

- Cookout: May 20, outdoors (weather permitting) in green space in front of 107-112. Hamburgers and hot dogs provided; bring your own beverage. E-mail RSVP to mapleterracecondos@gmail.com indicating your attendance and what covered dish you plan to bring.
- Power baseball game: May 8, assemble at tree beside the Walton Building at 6:45.
- Special June meeting: Scheduled for June 5, the month's meeting will be devoted to a review of Tim Maddox's 5-year plan for maintenance at Maple Terrace.
- Parking behind 100s: Due to the expansion of Dr. Ramsey's business, spaces along the alley are not available for MT parking. MT residents and guests are reminded not to park in these spots.
- Alley: The chair of the Property Committee is attempting to obtain information from the city regarding paving. The city now takes the position that the alley is "private property," although it was most recently paved by the city. MT will seek further clarification.
- 100s soffit: Property committee will get 2 quotes from painters. The painting firm hired will indicate where repairs are needed, to be done by Harris Brothers. It was noted that some areas needing painting are limited common (below roof and overhang), meaning that owners will need to take care of that issue.
- 100s roof: Repairs completed by Harris Brothers, \$2,808.75.
- Spring clean-up: Several owners worked on the original day scheduled (4/21), despite inclement weather. Additional mulching was done on 4/29, but not all planned tasks were completed. Ron will be asked to set up the bench, put up the signage, and plant grass as specified. Board members questioned whether there is any savings in having a spring clean-up day.

- Awning, Walton Building: Replacement of awning requested. The Property Committee will assess whether all 4 awnings need to be replaced or just one. It is hoped we can use the same company.

Respectfully submitted,

Pat McClure
Secretary

Approved Fine, Hevener, Redfield