

MTCA
Executive Board Meeting
February 6, 2017
6:00 P.M.
Unit #213

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

Treasurer's Report: Teresa Gant presented the January 31, 2017, report, as follows: checking account, \$16,709.56; savings \$196.04; line of credit **\$30,238.77**; reserve account, \$26,425.26. One unit remains in arrears.

Agenda:

The following items were discussed during the meeting:

- The Board received a questionnaire from a lender to be filed on behalf of the owners of #222. The Board agreed that it is important to assist owners in selling their units. It will respond to the lender and keep paperwork on file for future requests.
- The financial report is on the website.
- The Board will request a meeting with the owner of the unit that is in arrears to determine what action is to be taken.
- One contact has been made to get someone to oversee property concerns (such as the oversight on the Walton roof replacement). It was pointed out that hiring a property management firm could significantly affect dues. The Board will send out again a request for someone to take on this task. Another suggestion was to hire Ron to oversee property projects, except for those projects he is working on.
- A prototype newsletter was circulated.
- Security: Signs: The secretary will follow up regarding where we are with signs. Lights: The first priority (short term) is to have lights facing frontward and rearward on the Walton Building. A long-term solution would be installation of carriage lights in front of the 300s, similar to the lighting of the 100s.
- Items from annual meeting: Pets: No issues right now. Grills on porches: The issue of what is allowed on porches will be addressed in a revision of the By-laws.
- Spring clean-up: The role of paid helpers vs. owners was discussed, to be determined by the property committee. Date was set for April 22, with the 29th as rain date.
- Harris Brothers will be contacted again about the 100s project (quotes, scope of work).
- Heat tape has been installed to prevent ice dams on the Walton roof, but it is plugged into a receptacle for one unit; Maple Terrace requested that it be in a receptacle that is common property. The consensus of the Board was that Harris needs to complete the work they were asked to do.
- Contact will be made with the city to find out why the alley behind the 100s has not been paved.

Meeting adjourned at 7:10. The next regularly scheduled meeting will be March 6 at 6:00 in unit #110.

Respectfully submitted,

Pat McClure
Secretary