

MTCA
Annual Meeting
December 4, 2016
3:00 P.M.
St. John's Episcopal Church

Roll Call: Owners present: Rita Douglas (101), Claudette Hudson (104), Liz and Simon Chippett (107), Debbie Otto (108), Lawrence Fine (110), Mel Hoover (111), Jim Lewis (112), Bill and Sue Hevener (213), Nicole Cofer (231), Gail Michelson (302), Doris Redfield (303), Rose Edington (304), John McClure (306), Wade Fleming (307), Dave Pogue (308)

By proxy: Judy Belcher (104), Bill Peery (106), Jeff Rabatin (109), Linda Holstein (211), Phil Kabler (232), Andrea Thompson (233), Tim Maddox (301)

Renters present: Nancy and Eric Letendre (102)

Bookkeepers: Outgoing: Nancy Taylor **Incoming:** Teresa Gant

Financial Report: 2016 expenses to date attached (from Nancy Taylor). One unit is one year in arrears but is making payments. Due to increases in expenses, monthly assessments will increase slightly in 2017; new dues start January 1. Nancy stated that Cincinnati Mutual (obtained through BB&T Carson) is the only firm that will insure us, due to the number of claims over the years. MTCA continues to pay down the principal on the United Bank line of credit. Nicole moved, seconded by John McClure, to accept the report. Report accepted.

Property Committee Report: In the absence of Tim and Jeff, John explained that budget increases are necessary due to the long list of repairs ahead. The Walton Building roof is nearly finished. Repairs and painting are needed to the roof, eaves, and soffits on the alley side of the 100s (101-106). It was noted that \$2,000.00 from the current budget has already been designated for these repairs. Doris moved, seconded by Sue Hevener, that signs be made to indicate that Maple Terrace is private property, with details to be specified by the board. Further discussion of other work (parking lot lighting, security system, bushes in front of the 300s, repairs to #111 steps) was deferred to the board. The need to have an active property committee (especially chair person) was emphasized.

Election of 2017 Executive Board: Bill Hevener moved, seconded by Mel Hoover, to accept the following slate for the 2017 board: Nicole Cofer, Phil Kabler, Doris Redfield, Sue Hevener, and Lawrence Fine. Motion carried.

Old Business:

- **Pets:** Unit 102, among others, reported a problem with pet waste. The problem has been ongoing. It was noted that there is a stray from Lee Terrace; the humane officer should be called. It was also noted that offenders should be confronted. Tabled to board.
- **Items on porches:** The insurance company says that if a fire occurs due to grills on porches, MTCA could lose its insurance. Several suggestions were offered. Tabled to board.

- **Signage (such as real estate signs):** A poll showed that a majority of those present favored allowing signs at the street level, as signs placed at the units cannot be seen. Tabled to board.

New Business:

- **Security issues:** Recent incidents in the parking lot indicate this is an important issue. Suggestions included motion sensor lights at the corners of the Walton Building and security cameras. Claudette is installing a security camera, which MTCA could make use of, in addition to others strategically placed. Tabled to board for further research.
- **East End Yard Sale:** Doris moved, seconded by Nicole, to allow MTCA to participate in the East End Yard Sale (participation voluntary). MTCA would participate as a unit, and individuals who chose to vend their wares would contribute to the \$25.00 entrance fee. Motion carried.

An envelope was passed for donations to St. John's for their generous provision of a meeting room. MTCA presented outgoing bookkeeper Nancy Taylor with a gift and a thank you for the outstanding work she has done over the past 3½ years.

The Executive Board will meet on January 3. Meeting adjourned at 4:25.

Respectfully submitted,

Pat McClure

Interim Secretary

(with thanks to Debbie Otto and John McClure for taking notes in her absence)