

MAPLEWOOD VILLAGE CONDOMINIUM ASSOCIATION MEETING**Tuesday, March 19, 2019 – 6:30 p.m.****MAPLEWOOD VILLAGE LODGE – Fireside Room****413 SE Delaware Avenue****Ankeny. Iowa****CALL TO ORDER:**

President Morgan called the Meeting to order at 6:30 p.m. and directed Secretary Wright to call the roll.

ROLL CALL:

Present: Lowell Morgan, President; Carol Pickett, Treasurer; Karen Longnecker and Dale Moser of the Executive Committee; Zona Lint, and (by telephone from Arizona) Butch Snyder, Vice-President. Also, Maplewood Village Manager, Tom Carmichael, and Secretary to the Board, Charles Wright. In addition to those already named, thirty-two Maplewood residents were in attendance.

APPROVAL OF MINUTES: (of December 11, 2018 Meeting)

President Morgan called for a motion to approve the Minutes of our last meeting. Carol Pickett made this motion. It was seconded by Dale Moser and voted unanimous approval by the Board.

TREASURER'S REPORT:

President Morgan called for Treasurer Carol Pickett's report. The following is Carol's report in her own words:

"The current balance of our CDs is \$208,368.84. We earned \$5,155.99 in interest this past year from our CDs and only \$116.92 from our checking account. So you can see, we earn a lot more money by putting some money into CDs instead of leaving the money in our checking account.

"February 28th our checkbook balance was \$38,623.63 and we were operating at 78.7% of our budget. That is a little over where we should be

but as you know, we spent a lot more for snow removal this winter, actually over budget by \$2,789.00.”

MANAGER’S REPORT:

Manager Carmichael said that in addition to being over budget with the cost of snow removal this season, we are also over budget with our expenditure for the fire system in Building 4 which, he said, was an unexpected expense.

Tom said he will later be making his report in writing and placing it in resident’s boxes. He reflected on how for the past six years or more we’ve had the good fortune of a low expense for snow removal and been able to use money budgeted for it in other areas.

He reported that our Maplewood Village website is performing really well. The last time he checked, we had over 1,954 visits with an average of thirty new visitors a month. We’ve gotten praise from Google. Potential buyers and realtors have complimented our website. It has served us well with seemingly a waiting list of potential buyers.

The building “makeovers” (he prefers this term to “remodels”) are going quite well. We’re removing wallpaper and retexturing and painting hallways from the chair rails down. A few years ago a makeover was done in Building 5 which cost us about \$10,000. We are now doing makeovers for about \$500 for materials, paying our superb maintenance employees for the work we previously contracted outsiders to do. They now have left only Buildings 4 and 6 to do to complete this project for the village.

We are now trying to get as much possible done in the Lodge before the mowing season is upon us. Currently we are creating a storage closet at the top of the stairs where seasonal decorations and other items will be stored. We’ve also worked on the wall that divides the loft from the office. Tom surmised we have saved upwards of \$40,000 with our building makeovers and paint jobs.

Twelve new building entrance systems – two in each building – are now in place. Tom said he still has some finishing work to do in a couple of our

buildings. When these are completed, he said we will be able to get rid of our landlines which go to those entry systems and this will save us several hundred dollars each month.

Soon we will be able to work on several Lodge exterior improvements like better lighting at the doors and a couple of other areas on our grounds, the addition of a pergola on the patio, replacing the deteriorating wall and constructing a fence.

We will be doing some repair on our gardens. Steve Davis and Dale Moser Will be doing some work on our irrigation system. The carwash may already be ready for use.

We will be doing some repairs on the garage floors in Building 4. Mud jack will be done, probably in April. Some concrete work will be done between Buildings 2 and 3 where commonly mud runs across the sidewalk after a rain and jacking up a couple of places where the curb is a trip hazard.

Money planned for concrete in last year's budget was switched, first to new carpeting and diverted again later to deal with the failure of our entrance systems. Tom added, "we will try to get our budget straightened out next fiscal year so we know better where we are going." He was optimistic for a very promising new fiscal year, telling us to even expect beautiful green lawns. Things, he said, will be progressing quickly.

NEW BUSINESS:

Some residents have been wanting for some time to bring free Wi-Fi to the complex. We have been talking with the individuals who provide our satellite service and they are looking at putting Wi-Fi in all of our buildings. As we move forward, Tom said, the demand for technology is only going to go up. We're trying to bring Maplewood Village into the twenty-first century. Our Board needs to decide if it's something we want to move forward on now. He added it's something that will add to your property value. Asked what the equipment will cost, he replied "the equipment will cost us nothing." Dale Moser made a motion for the Board to proceed with implementing Wi-Fi for the village "at a cost not to exceed \$48,000." Asked for a second to Dale's motion, there was no response. President Morgan

then invited discussion on the prospect. Carol read aloud from the Minutes of our last meeting the following: "In the future we're looking at Wi-Fi available to all residents at a very reasonable cost." She said it was her understanding it would be available to all residents for an inexpensive fee, asking "am I wrong?" She further asked if we are proposing to pay this out of this year's budget or could part of it be paid out of next year's budget? Manager Carmichael said there would just be a monthly cost. Carol said "We have some concrete that is in horrible shape and I would rather see our money spent on repairing our concrete than spending it on Wi-Fi." She added, however, that if we are not spending the money in a lump sum, it's a different consideration. Karen Longnecker asked, "Do I understand the Wi-Fi would be installed one building at a time and at that time that building would begin paying a monthly fee? How exactly is that going to work?" Tom said it should not take a month to install Wi-Fi in the entire complex, adding it would be up and running pretty quickly. In answer to a question, Tom said that the Satellite Center will be the provider. He was then asked what we are paying the \$48,000 for? Tom explained that it is basically \$23 per door (unit) times 173 units. President Morgan said it will come out of the monthly dues each unit now pays. Tom added "as an operating expense." Carol asked "if we vote a 3% raise in our dues, will that cover this?" Tom replied "not entirely this year, but in three years it will be covered." He added, "we are already putting money into Reserves, but not as much this year – but in three years it will be back to normal." At this point, Vice-President Snyder (by telephone) said "I move we approve it."

Karen Longnecker asked Manager Carmichael if he could offer a "scenario" of what we are about to approve. Tom explained Wi-Fi is just a connection to internet. Wi-Fi simply means a wireless internet connection. Rather than plugging it into a wall connection, its coming through the air like a radio station would. Nancy Pilcher (Building 3) asked, "What if I don't want a portion of my monthly dues to go for Wi-Fi?" Tom explained that it would be like just another one of the amenities of the village -- like our pool, exercise room, a garden plot or any other offering you may or may not choose to use. It's available for anybody and everybody. Kim Oswald (Building 3) repeated the concern about concrete problems that are not being addressed while we're talking about investing in Wi-Fi, inquiring if the Board has a list of priorities when planning budgets. Tom replied that we

have a long-range plan that Tom Pilcher began when he was our Board President and we continue to use that plan. He added that we have concrete on the budget for the coming fiscal year. President Morgan said our two main priorities are roofs and concrete. Tom agreed, saying “definitely.” Somebody again asked about the \$23 per unit cost for the Wi-Fi and President Morgan repeated that this is correct, and the Association pays it from the monthly dues collected from all homeowners. President Morgan then called for a vote on the motion by Dale Moser and seconded by Butch Snyder. Those voting Aye were Moser, Snyder and Longnecker. Voting Nay were Pickett and Lint. (The President of the Board votes only to break a tie.) The motion carried.

ANNOUNCEMENTS:

President Morgan asked Secretary Wright who will be chairman of the election committee for our annual Board of Directors Election for a report. Wright called resident’s attention to the announcement posted on the bulletin boards of each of our six buildings. He urged residents to read the announcement for instructions on how to become a candidate for the Board and general information about voting in the election.

Important items to note:

- (1) An application to become a candidate for the Board of Directors is available in Manager Carmichael’s office.
- (2) The deadline for submitting an application to become a candidate for the Board is May 1st at 12 noon. A completed application should be turned in to the Manager’s office.
- (3) Ballots for absentee voting and early voting will be available after May 1st when the roster of candidates is known and the ballots are printed.
- (4) Candidates for the Board will be introduced at the Tuesday, May 14th Association Meeting, 6:30 p.m., at the Fireside Room of the Lodge.
- (5) The Maplewood Village Board of Directors Election will be Tuesday, May 21, from 5:30 p.m. until 6:30 p.m. at the Lodge’s Fireside Room.

There being no questions for Wright about the election, he returned the mic to President Morgan who announced that our Men of Maplewood coffees

will resume on the last Thursday of each month beginning Thursday, March 28. All Maplewood Village men are invited to attend for fellowship and refreshments. Before our winter break as many as a dozen men sometimes attended our coffees.

President Morgan then asked if there were any new residents in attendance who would like to introduce themselves. There were two: Nancine DeHaan, a resident of Building 5 and Aiyen Osborn, a resident of Building 1. President Morgan welcomed them to the village.

President Morgan then reminded us that the first Garden meeting of the season will be March 21st.

ADJOURNMENT:

The motion to adjourn our meeting was made by Carol Pickett and seconded by Zona Lint.

Respectfully submitted,
Charles Wright, Secretary