

MAPLEWOOD VILLAGE CONDOMINIUM ASSOCIATION MEETING**Tuesday, December 11, 2018 – 6:30 p.m.****MAPLEWOOD VILLAGE LODGE – Fireside Room****413 SE Delaware Avenue
Ankeny. Iowa****CALL TO ORDER:**

In the absence of President Morgan who was out of state, the meeting was called to order by Vice-President Butch Snyder who directed Secretary Wright to call the roll.

ROLL CALL:

Present: Butch Snyder, Vice-President; Carol Pickett, Treasurer; Karen Longnecker and Dale Moser who comprise our Executive Committee; and Zona Lint. Also present were Tom Carmichael, Maplewood Village Manager and Charles Wright, Secretary to the Board.

Absent: Lowell Morgan, President.

In addition to the aforementioned, twenty-three homeowners were in attendance.

APPROVAL OF MINUTES – (of October 9, 2018 Meeting):

Vice-President Snyder next called for a motion to approve the Minutes of our last meeting which was October 9th. Zona Lint made the motion for approval and her motion was seconded by Dale Moser. The motion was voted unanimous approval.

TREASURER'S REPORT

Vice-President Snyder then called for Treasurer Carol Pickett's report. Her report follows:

“Earlier this month we purchased a \$5,000 CD. That makes our total CD amount to a little over \$207,000. Our checkbook balance at the end of November was just over \$34,000. Our spending thus far this year has been 51.6% of our budget.

MANAGER'S REPORT:

Your secretary was called out of town by family Tuesday to be at the bedside of his sister in a care center who, after eight months of illness, is now in hospice. When I returned home to Maplewood, I found in my box a copy of the report Manager Carmichael gave at our meeting. In comparing the tape I made at our meeting with the report Tom printed and placed in each resident's box, I note that they are essentially the same. I am adding the report (in his own words) to my Minutes in order that it appears in the record.

"Thank you to those who came to the Maintenance Shop Ribbon Cutting and grand opening. It was a smashing success. The summer projects of the retaining wall, shop and Building 5 roof went well. Once again, it was a productive summer!

"As seasons change, our work at MV changes with them.

"Our leaf vacuum works beautifully and greatly saved time and money for the maintenance crew. As a result, fall leaf pick up was a breeze (when it wasn't raining).

"We are ready for winter. Ice melt is at all doors. Feel free to use it if you wish on the sidewalk especially on weekends when the guys aren't here. The powered snow brush will be used to clean the sidewalks during the week. On the weekends, either the snow removal company will do it or a resident volunteer, if it is not too deep. Currently Dale is helping with this. Our snow policy is that it will be plowed if it is 2 inches or deeper.

"During the winter months, the maintenance guys are doing indoor projects like wallpaper removal and painting. Currently they are doing Building 1 hallways.

"I am installing the new entry systems a few at a time and hope to be done in February or March. Once installed, all will be the same. The only difference in the new versus the old as far as usage is concerned is you will be pushing "9" instead of "6". The good news is that ANY phone number

can be used as your contact number. It is not limited to land lines any more. So if you wish to drop your land line and used only a cell phone, that is fine. Even out of area numbers can be used. Since we will be using VOiP for dial tone, long distance charges will no longer be an issue. All continental calls will be free.

“Soon we will be making some modifications to the Lodge. The loft will get a storage closet, and the office will have a window/wall over the stairs. These were part of the original plan when the Lodge was built in 1986.

“We will also be upgrading the sound treatments and perhaps the sound system in the Fireplace room. Over the past few years, several people have confided that they have a hard time hearing and that there are a number of residents that don’t even attend since it is so hard to hear/understand. To that end, I have contacted sound experts and researched how to make sound modifications so that it will be easier to hear at meetings.

“If you haven’t heard, there is now a weight machine in the exercise room. Bone loss is a big issue as we age so with the option of resistance training, you can now keep up with Arnold Swarzenegger. (He’s celebrating his 72nd birthday this next July.)

“The new grill on our Lodge patio was a big success at our Tailgate Party as was the new oven in the Lodge. The Lodge is also going to have new improvements to the patio that will be done by donations so there will be no cost to the Association. Regardless, the Lodge has always been the social hub of the complex and with the new improvements, it will be even more effective as a tool for building a closer community.

“Things are definitely moving forward here at Maplewood Village. Here is wishing you Happy Holidays and a wonderful new year! Our next Board meeting will be March 12 so we should be expecting spring flowers shortly after.”

(authored by Tom Carmichael, Manager)

NEW BUSINESS:

Allowing Dish Satellite: Residents of Maplewood Village currently have the option of DirecTV and Mediacom. As of our last meeting the people in charge of DirecTV (Satellite Center in Johnston) now have Dish TV and can offer to you either DirecTV or Dish TV. In the future, through that same center, we are looking at WiFi available to all residents at a very reasonable cost. It was noted that there will be only one dish on top of each building for both DirecTV and Dish TV. There will be no additional cost to residents.

Garage work at Building 4: Vice-President Snyder announced that sometime in the near future we will have option to repair the garages in Building 4. He said that this something that must be done. He then called for a motion for this work to be approved. Zona Lint made a motion that we get the Building 4 garages “fixed”. Without any discussion of this project, her motion was seconded by Dale Moser. Butch then called for a vote on the motion and the motion was approved unanimously.

Alarm systems: Butch reported that Building 4 is not currently sending the proper alarm “to the company that handles that for us” and is sending false alarms. We have accepted a bid on an alarm system. He then asked if we can have a motion to approve a new alarm system for Building 4. Dale made the motion and Carol seconded the motion. Butch then asked Carol to read the motion for the record. Carol said: “the motion is to give approval to replace our fire alarm systems when needed and the funds are available.” She added that this way we will not have to come back for approval each time another alarm system needs replaced. Karen asked the cost each time an alarm system needs upgraded. Manager Carmichael then explained that we don’t want the fire department coming to Maplewood Village for false alarms. He said that we’ve had a few such issues recently when both Buildings 3 and Building 2 had false alarms. He said we’ve been able to replace only the sensors that need replaced and added that to replace all of the sensors at one time would cost \$80,000. To answer Karen’s question, he said that to replace one sensor would cost around \$13,000 after taxes. This will be the cost to replace the system in

Building 4. Fortunately, he added, we have only one building to deal with at this time. He recommended that we approve \$14,000 to cover this cost. On this advice, Carol said we need to change the motion “to approve up to \$14,000.” Dale agreed to amending his original motion. Manager Carmichael said he felt it important to provide full disclosure on this issue. Carol then read the following: “I make the motion that we upgrade our fire alarm system when funds are available up to the amount of \$14,000 per building.” Butch said that motion was regarded as a second to Dale’s original motion. The motion was voted unanimous approval.

ANNOUNCEMENTS:

Vice-President Snyder said we have recently had several complaints about smoking at Maplewood village and these are being regarded as serious violations of the condo association’s No Smoking Policy approved in February of 2014. He then read the approved, published policy which has been posted in all our buildings that assures that any resident in violation of the No Smoking Rule will face penalties. Residents are urged to read this newly posted reminder and inform any of your guests or visitors of our no smoking allowed rule.

Zona Lint inquired if we should have added to our motion to plan for the repair of our Building 4 garage floors the approval of a bid amount. Manager Carmichael replied that it wouldn’t hurt to amend the motion to add an approved amount. Zona then made a motion that we approve a bid for up to \$6,000 for the repair of each of the two garage floors of Building 4. Karen seconded Zona’s motion. Manager Carmichael added that he didn’t expect the work to cost \$6,000 per garage. The motion was voted unanimous approval.

Secretary Wright announced that after this evening’s meeting, we have only two meetings remaining in the current fiscal year – March 12 and May 14. He has agreed with the Board to serve again as their Election Board Chairman. He said that we have two current Board members whose terms expire at the end of the fiscal year. He added that these two may choose to run for re-election but they have not so announced at this time. All resident homeowners are eligible to run for election to our Board of

Directors and are urged to begin thinking about it early. Watch your building's bulletin board after the holidays for information about our annual election, application forms, deadlines for submitting applications, etc.

ADJOURNMENT:

There being no more items of business left to discuss on our agenda, Vice-President Snyder called for a motion to adjourn. Karen Longnecker offered the motion.

Vice-President Snyder thanked everybody for attending and wished them Happy Holidays.

Respectfully submitted,
Charles Wright, Secretary