

**MAPLEWOOD VILLAGE CONDOMINIUM ASSOCIATION**

**Tuesday, October 9, 2018 – 6:30 p.m.**

**Maplewood Village Lodge – Fireside Room**

**413 SE Delaware Avenue**

**Ankeny, Iowa**

**CALL TO ORDER:**

October 9, 2018 was a rainy day but by 6:30 p.m. the skies cleared and twenty-two Maplewood Village homeowners gathered with the six members of the Board of Directors, Manager Carmichael and Secretary Wright in the Fireside Room of the Lodge for their bi-monthly meeting. (There were 35 homeowners at our last meeting.)

**ROLL CALL:**

President Morgan directed Secretary Wright to call the roll.

Present: Lowell Morgan, President; Butch Snyder, Vice-President; Carol Pickett, Treasurer; Karen Longnecker and Dale Moser, who comprise our Executive Committee; and Zona Lint. Also present: Tom Carmichael, Maplewood Village Manager; and Charles Wright, Secretary to the Board. There were no absences.

**APPROVAL OF MINUTES (of August 14, 2018 Meeting):**

President Morgan called for a motion to approve the Minutes of our last meeting (August 14, 2018). Butch Snyder made the motion. It was seconded by Zona Lint and voted the unanimous approval of the Board.

**TREASURER'S REPORT:**

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

*"In August I reported we were planning to roll over a CD maturing in September and adding money to make it \$60,000. Due to the fact our checkbook balance was getting low we chose not to do that. We rolled the maturing CD over for another 24 months. The amount rolled over was \$51,628.44. The amount we currently have in CDs is \$202,175.75.*

*“The reason the balance was getting low was due to the fact we paid balances due on Building 5’s roof, the Maintenance Shop and purchasing new entry systems for two buildings.*

*“September 30<sup>th</sup> our checkbook balance was \$5,201.65 and we were operating at 36.5% of our budget. Barring any emergencies, our spending should slow down due to the fact we are into Fall and soon Winter months and for now our major projects are done.”*

### **EXECUTIVE COMMITTEE REPORT:**

President Morgan next called on Karen Longnecker of the Executive Committee for a report. She said that normally we don’t make reports on our Manager’s salary but because we made some changes we decided to report this. Karen said to the homeowners that “your Board is as pleased with our Manager as you are.” Her words were applauded by the homeowners. She announced that one of the changes with respect to the Manager’s Agreement is the term of the current contract. She said she believes that this was because when he was hired there was a provisional contract for six months and then a permanent contract was made so that the contract ran from September to September. She then said that the Board talked and decided to make a change so that the contract ran with the current fiscal year. And so the current Manager’s Agreement that we have made is just for nine months – from September of this year through May 31<sup>st</sup>. We just wanted you to be aware that there will be a new contract beginning June 1<sup>st</sup>. We think that will work better in terms of our budgeting and working with the money we have.

President Morgan then asked if there were any new residents present that had not yet introduced themselves. There were none.

Lowell than called on Manager Carmichael for the Manager’s Report.

### **MANAGER’S REPORT:**

Manager Carmichael stated that certainly a lot has happened since our last Association meeting. In spite of four to five weeks of non-stop rains the Maintenance Shop is open and in use. The ribbon-cutting ceremony was held on Sunday, September 23<sup>rd</sup> from 4 to 6 p.m. and we had a grand time.

The ceremony was followed by a reception hosted by the Womens Social Committee at the Lodge with light refreshments, home-made ice cream and a cake baked and decorated by Manager Carmichael. Tom urged residents to check our website (MWVcondos.com) for a new addition called "Happenings" with video clips showing tree planting by the TLC as well as progress on several different projects accomplished at Maplewood this summer.

We now have a leaf vacuum which works in conjunction with our lawn mower to sweep up leaves from our walks, streets and lawns and create mulch from them. This vacuum will save our maintenance men a lot of time.

We've closed the Irrigation system for the winter. Tom said that a lot of work has been done on the system this year. We've worked on valves, spray heads and sections that weren't working. Tom said that a lot of credit goes to Board member Dale Moser and our maintenance man Steve Davis. These men were applauded for their labor. Tom said that our car wash is not on the Irrigation system and will be operating as long as our weather permits.

We have also begun work on the new entry system for our buildings. It took five to six weeks to get the components for the system for just two of our buildings shipped to us. Tom said that he will personally install the system in each of our buildings and have them working as soon as possible.

We have a new charcoal grill on our Lodge patio. We're currently looking for the correct size cover for the grill. The grill will be ready for use for the October 30<sup>th</sup> TLC Halloween Eve Party at the Lodge. (See the poster promoting this event on your Building's bulletin board,)

A new self-cleaning oven for the Lodge kitchen will arrive this week. It has been on many resident's wish list for many years and should be much appreciated by all who use the Lodge kitchen.

An exercise machine with weights has been added to the Lodge's spa.

Our annual Flu shot clinic at Maplewood will be held on October 23<sup>rd</sup> at the Lodge at 9 a.m. There will be a sign-up sheet on your building's bulletin board for residents wanting the flu shot.

Again this year, trash cans will be placed in our building's garages for residents to deposit their garbage and trash during the winter months. It will be collected by maintenance each morning and taken to our dumpsters. This courtesy is much appreciated by many of our older residents. You are reminded to put your garbage and trash into bags before placing it in the trash cans.

The Lodge carpet will be cleaned on November 8<sup>th</sup>. Tom said we will be working on a number of Lodge improvements over the winter months with special attention given to improving acoustics in the Fireside Room.

Remodeling will be continuing in our buildings during the winter months. You will from time to time see maintenance working in your hallways and lounges.

Manager Carmichael ended his report by reminding residents that he welcomes ideas and suggestions from homeowners for other improvements.

### **TREE & LANDSCAPE COMMITTEE REPORT:**

President Morgan called on Leo Beebout, a co-chair of our Tree & Landscape Committee, for a report. Leo reported that the TLC has been planting trees around Building 3, including a memorial tree (Ginko) for the late Tom Pilcher. Work, yet unfinished, has also been done around Building 4. Leo said that TLC workers have appreciated the cookies Maplewood residents have provided for their breaks on their Wednesday workdays.

All the trees that have been planted this year were purchased with donations from Maplewood residents. The most recent donations from residents were received from Cyril (Cy) and Judith Kuennen (Building 1);

Roger and Shirley Kjelberg (Building 4); Bob and Trudy Mann (Building 3); and Leo and Gloria Beebout (Building 3). These gifts are very much appreciated.

This year we have spent around \$1,400 for trees and around \$350 on equipment. We still have a little money in our account but we won't be spending money again until spring. Our new tree survival rate has been good. We have lost only three of the nearly 90 arborvitae we planted.

Leo said that there's been a rumor that we're buying a stump grinder. We've done research on stump grinders but we haven't had the ash tree loss we anticipated. Leo added, that doesn't mean, however, that a loss may not be coming. We've shopped some rental businesses and discovered that we can rent a stump grinder for around \$250 a day (8 hours). We've been told that a stump can be taken out every half-hour to 45 minutes. We are going to try this while we wait to see what happens to our ash trees. Leo concluded, "that's where we stand at this time."

Leo then said he hoped our residents have seen the posters promoting the TLC Halloween Eve Brat Supper. We thought this would be a fun time to fellowship over good food, and sit around and visit with your neighbors. If you'd like to wear a Halloween costume for the event, feel free to do so. President Morgan added that while there is no charge for the food and beverage at the supper, there will be baskets for free will contributions from those present: one for TLC projects and another for renovation and repairs to our garden area which badly needs attention.

### **NEW BUSINESS:**

Butch Snyder, our newly elected Garden Director, stressed that there are a lot of repairs that need to be done to our garden area. He remarked that it appears that repairs have been overlooked for years, mentioning fences and, importantly, timbers that are rotting away. He urged funds earmarked for the garden not be given to him but given to Manager Carmichael and specified for "garden repairs." Asked about the idea of a garden fee for planters, Butch said that the proposal was rejected when it was pointed out that rules governing gardening at Maplewood Village did not permit this.

**ADJOURNMENT:**

There being no announcements, President Morgan called for a motion to adjourn the meeting. Carol Pickett made the motion to adjourn. It was seconded by Dale Moser. (Butch commented that it is his understanding the motion to adjourn doesn't require a second to the motion. We'll research this for future meetings.)

The next meeting of the Maplewood Village Condo Association will be Tuesday, December 11, at the MV Lodge at 6:30 p.m. Mark your calendar.

Respectfully submitted,  
Charles Wright, Secretary