

MARYLAND MUTUAL NUMBER TEN, INC. BOARD OF DIRECTORS REGULAR MEETING

Thursday, September 27, 2018 – 9:30 am

A regular meeting of the Board of Directors of Maryland Mutual Number Ten, Inc. was held in the Sullivan Room of the Administration Building, 3700 Rossmoor Blvd, Silver Spring, Maryland on Thursday, September 27, 2018 at 9:30am.

Resolutions: #19-#22

Members Present: Peggy Salazar, President; Leroy Salazar, Vice President; Dora Pugliese, Director; Paul Eisenhaur, Secretary; Dotty VanScoyoc, Director; Janet Martin, Treasurer; Sara Gordon, Director

Management: Kevin Flannery, General Manager; Roberta Carter, Mutual Assistant

Visitors: Bob Morrisson, Stanley Labovich, Cathy Kyle, Mike Showalter, Joan Lacey, Bob Namovicz, Christine Peterson, Susan Asensio

1. **Call to Order**- Ms. Salazar called the meeting to order at 9:30 am.
2. **General Manager's Report**- Kevin Flannery presented the General Manager's report for September 2018. All questions and comments were responded to by Mr. Flannery.
3. **Approval of Agenda**- Agenda was approved as presented.
4. **Approval of Minutes** – The Minutes of August 23, 2018 were approved as presented.
5. **President Comments**- Ms. Salazar gave thanks for the participation from Mutual 10 residents in reviewing and commenting on M10 Rule changes, the new M10 Rules will be mailed out in a few weeks and will also be placed on the mutual website.
6. **Treasurer's Report**- Ms. Martin reported the Mutual is in good financial standing for the month of August. The mutual budget now has a surplus of \$18,649 for the year.
 - A. **Invoices**- After discussion, upon motion duly made and seconded, the Board agreed:
 - To approve payment of \$320.00 to Victor Hantayhua, for home power washing services at 14701/3 Bigby Ct. & 14607/9 Deerhurst Terrace (Mutual 10).
 - To approve payment of \$175.00 to J&M Construction Solutions, LLC Invoice#1641 for tightening and resealed apron flashing. (McPhie)
 - To approve payment of \$75.00 to J&M Construction Solutions, LLC Invoice#1650 to caulk leak near rear of garage at 14503 Kelmscot Dr. (Steele)

To approve payment of \$75.00 to J&M Construction Solutions, LLC Invoice#16351 for reinstalling a top piece of siding blown out of the chimney at 14715 Lindsey Lane. (Donovan)

To approve payment of \$810.00 to McFall & Berry Invoice#200833 for the removal of two Bradford Pear Trees at 14702/14706 Lindsey Lane.

To approve payment of \$3,447.00 to LW PPD for vent cleaning. (Mutual 10)

To approve payment of \$49.14 to LW Postage for the mailing of the rules revision & 2019 budget to residents. (Mutual 10)

To approve payment of \$779.78 to Clarksburg Plumbing, Invoice# 6553091818 for plumbing (2 hose bib replacements, labor for 2 ball valve replacements) at 14614 Deerhurst Terrace. (Ferraro)

To approve payment of \$320.00 to Victor Hantayhua for the home power washing services rendered at 14807,14809,14619,14621 Deerhurst Terr. (Mutual 10)

RESOLUTION#19, 9/27/18

B. Signal Financial; CD Purchase- Mrs. Martin recommended to the Board to pull \$50,000 out of one of the Money Market accounts and invest it for a total of 2 years at 2.85%.

7. Correspondence-

A. “Request from Homeowner”- Ms. Salazar informed the Board the expressed concern about a large Willow Oak tree that is located only 15’ from a resident home. The resident is concerned about the dead branches throughout the tree which breaks off and fall on the roof, which may cause damage. The Board agreed to before final approval, the homeowner needs to provide the board with the company of choice with their MD License and ISA before going forward.

8. Reports- The Board of Directors-

A. Mr. Eisenhaur- Mr. Eisenhaur stated the mutual website is successful.

B. Ms. Gordon- No report.

C. Ms. VanScoyoc- Ms. VanScoyoc stated the Hospitality Committee will be meeting to discuss the upcoming Fall Coffee October 13th and the December 7th International Potluck event for the mutual.

D. Ms. Salazar- None.

- E. Ms. Pugliese- Ms. Pugliese stated the Subcommittee has documented the condition of several trees in the mutual and what the plans will be moving forward of their immediate needs.
- F. Mr. Salazar- Mr. Salazar stated that J&M Construction will continue the replacement of the roofs once the weather improves.
- G. Ms. Martin- No report

9. **Unfinished Business** –

- A. 2019 Budget- There being no comments sent in after the 30day review/comment period, after discussion, the Board agreed to the following:

Resolved, that the Board of Directors hereby approves the 2019 Budget.

RESOLUTION#20, 9/27/18

- B. Rule Change- Ms. Salazar addressed those that sent in comments and concerns regarding the Mutual 10 rule changes and stated all input was valuable. Most comments/suggestions were regarding the first section titled “Penalties & Sanctions” with residents feeling that the levying of a fine needed to be specific. The Board addressed the concern by determining that situations which might require a fine should be looked at individually with a minimum/maximum range of \$25-\$200. Those comments/suggestions that were accepted by the Board will mean the Rules will be updated/corrected and sent out to the homeowners and renters of mutual 10.

Resolved, that the Board of Directors hereby approved the revisions of the Mutual 10 Rules since 2014.

RESOLUTION#21, 9/27/18

10. **New Business** –

- A. Maintenance Committee Membership Approval- After discussion, the Board approved the Maintenance Committee applications that were submitted from Bob Namovicz and Bob Morrisson for the 2018/2019 term.

RESOLUTION#22, 9/27/18

- B. 2019 LW Advisory Committee Notification- The 2019 LW Advisory Committee applications will be attached to the October Tidings edition. Those who would like to be a part or those that are returning reps, should complete the form and hand in by October 24th.
- C. Codify Current Hospitality Committee- Ms. Salazar asked the Hospitality Committee to be codified as a recognized mutual committee along with Landscape and Maintenance.

11. **Open Forum-** None

12. **Next Meeting-** October 25, 2018 at 9:30AM; Sullivan Room, Administration Building

13. **Adjournment-** There being no additional business, the meeting was adjourned at 12:00PM

Paul Eisenhour, Secretary

Peggy Salazar, President