

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

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Thursday, January 26, 2023 – 9:30 am

A regular meeting of the Board of Directors of Maryland Mutual Number Ten, Inc. was held via Zoom.

Members Present: Jane Salzano, President; Bob Morrisson, Vice President; Valdon Butler, Treasurer; Paul Eisenhour, Secretary; and Christine Petersen

Board Members Absent: Cathy Kyle & Flora Rowse, Directors.

Management: Lee Shields, Project Manager & Shanti Martin, Mutual Assistant

Guest: Sue Morrisson, Mark Herro and John Hurlid

1. **Call to Order**- Jane Salzano called the meeting to order at 9:35 am
2. **Community Report** – Lee Shields presented the Community Report.
3. **Approval of Agenda**- The agenda were approved as presented.
4. **Approval of Minutes** – The regular minutes were approved as presented.
5. **President Comments**- Jane Salzano thanked everyone for joining
6. **Treasurer’s Report/Totals**- Mr. Butler reported the December 2022 financial are not ready. LWCC began an upgrade to their Finance/Accounting software late last year. Completion of these bookkeeping projects has overlapped 2022 year-end closing of the LWCC books.
7. **Unfinished Business**:
  - A. Roof Consulting Services: Upon motion duly made and seconded M10 Board of Directors was in consensus to approve the first 2 phases of proposal from ETC an engineering firm in Columbia MD to provide a study of our roof system not to exceed \$16,000.  
**Resolution #22-56, 1/26/2023**
  - B. Reserve Study: Upon motion duly made and seconded M10 Board of Directors was in consensus to move forward with hiring DMA Reserves to conduct M10 Reserve Study.  
**Resolution #22-57,1/26/2023**
8. **New Business**:
  - A. Rules and Regulations: M10 Rules and Regulations are under final review.
  - B. Call for Candidates: Call for candidates for Mutual 10 letter to residents will be mailed out on February 10, 2023.
9. **Reports - The Board of Directors**:
  - A. Maintenance Report: **(Please see attached)**
  - B. Website: Everything is good with the website and up to date.

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C. Landscape: Christine Petersen reported this is a quiet time of the year for the landscaping committee as the garden areas are mostly dormant. the last leaf collection was done in November. She will transfer 3 years of files to the new landscape representative when her term is up.

D. Hospitality: The next event will be the Spring Fling on March 23<sup>rd</sup>.

10. **Next Meeting:** Thursday February 23, 2023, at 9:30am Hybrid.

11. **Adjournment-** There being no additional business, the meeting adjourned at 11:01 a.m.

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Paul Eisenhaur, Secretary

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Jane Salzano, President