

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

Thursday, June 23, 2022 – 9:30 am

A regular meeting of the Board of Directors of Maryland Mutual Number Ten, Inc. was held via Zoom/Sullivan Room in the Admin Building

Members Present: Jane Salzano, President; Bob Morrisson, Vice President; Valdon Butler, Treasurer; Paul Eisenhour, Secretary; Christine Petersen, Cathy Kyle & Flora Rowse, Directors.

Management: Robert Kimble, General Manager; Shanti Martin, Mutual Assistant  
Guest: Mark Hurld and Sue Morrisson

1. **Call to Order**- Jane Salzano called the meeting to order at 9:31 am
2. **Community Report** – Robert Kimble 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 greeted and thanked everyone for joining.
6. **Treasurer’s Report**- Valdon Butler report included:

## Balance Sheet (Current)

05/31/2022	Actual	Budget	Variance
Total Income	\$ 479,331	\$ 461,270	\$ 18,061
Total expenses	\$ 517,531	\$ 495,139	\$ < 22,392>
Income / <Deficit>	\$ < 38,200>	\$ < 33,869>	\$ < 4,331>

Cash Investments:

Total Reserves \$ 1,059,130 (Total less operating funds)

## Balance Sheet (Prior)

04/30/2022	Actual	Budget	Variance
Total Income	\$ 382,307	\$ 369,016	\$ 13,291
Total expenses	\$ 426,515	\$ 403,733	\$ < 22,782>
Income / <Deficit>	\$ < 44,208>	\$ < 34,717>	\$ < 9,491>

Cash Investments:

Total Reserves \$ 1,038,158 (Total less operating funds)

- A. **Invoices:** After discussion, upon motion duly made and seconded, the Board was in consensus to approve payment of the following invoices:

Vendor	Inv. Date	Invoice #	Work	Address	Name	Amount
A.B. Veirs Paving	6/15/2022	969	Remove and Replace 60 square ft patio	3221 Ludham	M10	850.00
A.B. Veirs Paving	6/15/2022	970	Concrete repairs per proposal	M10	M10	21,225.00
A.B. Veirs Paving	6/15/2022	971	Remove and replace garage floors	M10	M10	20,080.00
A.B. Veirs Paving	6/15/2022	972	Widen driveway at 14527 Kelmscot	14527 Kelmscot	M10	1,500.00
J&M Construction	6/7/2022	2172	replaced left garage trim	14640 Kelmscott	M10	400.00
McFall & Berry	6/16/2022	216166	2022 Lawn care	M10	M10	304.00
McFall & Berry	5/20/2022	215625	Apply deer repellent 4/1, 4/14, 4/28	M10	M10	135.00
McFall & Berry	5/31/2022	215766	Apply deer repellent 5/3, 5/16, 5/27	M10	M10	135.00
McFall & Berry	6/16/2022	216168	Turf care added fiesta to weedy lawn areas	M10	M10	9,728.00
McFall & Berry	5/31/2022	215751	Supply and Install Blue Pacific Junipers	M10	M10	239.16
McFall & Berry	5/24/2022	215686	Provide applications of preem to all lawn areas	<u>3315 Densmore Ct.</u>	M10	7,840.00

**Resolution #22-9, 6/23/2022**

- B. **Reimbursement:** Upon Motion duly made and seconded the board was in consensus to reimburse Robert Morrisson the amount of \$55.11 for purchase of measuring wheel.

**Resolution #22-10, 6/23/2022**

7. **Unfinished Business:**

- A. How to collect fees for EV Charging: The board discussed residents paying a monthly fee which would go into a holding fund until we know the exact cost to the resident. Upon Motion duly made and seconded the board was in consensus to approve.

**Resolution #22-11, 6/23/2022**

8. **New Business/Maintenance Report:**

- A. Veirs paving: Veirs paving completed concrete replacement left over from 2021, including the replacement of three garage floors.
- B. J and M garage door replacement: J and M Replaced left garage trim, left top garage trim, left top garage weather strip and reinstalled.
- C. 2022 Concrete replacement project: Waiting on proposal.
- D. ABM Approval: Upon Motion duly made and seconded the board was in consensus to approve the ABM for Cathryn S. Freeman: 14527 Kelmscott Drive #168-B and Robert Namovcz: 3303 Densmore Ct. 203A. **Resolution #22-12, 6/23/2022**

9. **Reports - The Board of Directors:**

- A. Website: Paul reported that he will be working on a picture gallery for the website.
- B. Landscape: Christine Petersen will be writing McFall and Berry about the dissatisfaction with them. Will write a article for the newsletter and is working with Aaron Tenley.

10. **Next Meeting:** Thursday July 28<sup>th</sup> at 9:30am in the Sullivan Room.

11. **Adjournment-** There being no additional business, the meeting adjourned at 11:15 a.m.

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Paul Eisenhour, Secretary

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Jane Salzano, President