

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

Thursday, February 24, 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, Director & Cathy Kyle, Director.

Members Absent: Cris Rowse, Director.

Management: Melissa Palaez, Management; Shanti Martin, Mutual Assistant

1. **Call to Order**- Jane Salzano called the meeting to order at 9:32 am
2. **Community Report** – Melissa Palaez presented the Community Report. **(Please see Attached)**
3. **Vote for Executive Session**- Upon motion duly made the board was in consensus to have an executive session. **Resolution #21-71, 2/24/2022**
4. **Approval of Agenda**- The agenda were approved as presented.
5. **Approval of Minutes** – The regular minutes from January were approved as presented.
6. **President Comments**- Jane Salzano greeted everyone.

Treasurer’s Report- Valdon Butler report included: (1) Total Income: \$92,350, Total Expenses \$111,327, Income/Deficient \$18,977, Variance from budget \$826.00 and total in reserves \$973,858.00. (Total less operating funds)

- A. **Invoices**: After discussion, upon motion duly made, the Board agreed to approve payment of the following invoices:

Vendor	Inv. Date	Invoice #	Work	Address	Name	Amount	Res #
M-Type	1/27/2022	205999	Cleaning of Dryer Vents	M10	M10	3,060.00	21-72
Gross Mendelsohn	2/4/2022	391631	Progress billing in connection with the audit	M10	M10	1,350.00	21-72
Paul Russell Figgins	1/24/2022		Repaired damage ceiling	14628 Deehurst	M10	340.00	21-72
Fred C. Johnson	10/22/2021	67335	Fixed broken torsion spring	14501 Kelmscot	M10	280.00	21-72

Resolution #21-72, 2/24/2022

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

- A. Landscape/Christine Petersen: Not too much to report
- B. Website: Paul Eisenhaur: Website is updated
- C. Maintenance: Bob Morrisson gave a report on work orders and reported that some of M10 asphalt pavement needs attention. M10 will survey roadways in the Spring. Mr. Morrisson plans to track down undocumented betterments and improvements. Car chargers are still on hold. Dryer vent cleaning is on hold.

9. **Unfinished Business:**

- A. Update on Bella: Bella is happy and has found her new forever home with our Vice President/Chief Operating Officer.

10. **New Business:**

- A. Request for 84-inch-high shed patio: Will speak with resident for more clarity before approving.
- B. Theresa Wolfe request for funding emergency booklets: Will discuss further at next Board Meeting.

11. **Next Meeting:** Thursday March 24th at 9:30 in the Sullivan Room.

12. **Adjournment-** There being no additional business, the meeting adjourned at 10:54 a.m.

Paul Eisenhaur, Secretary

Jane Salzano, President