

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

Thursday, March 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 & Flora Rowse.

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

Guest: Mark Hurlid and Sue Morrisson

1. **Call to Order**- Jane Salzano called the meeting to order at 9:35 am
2. **Community Report** – Melissa Palaez presented the Community Report and discussed. **(Community Report Attached)**
3. **Approval of Agenda**- The agenda were approved as presented.
4. **Approval of Minutes** – The regular minutes were approved.
5. **President Comments**- Jane Salzano greeted everyone and thank everyone for joining.
6. **Treasurer's Report**- Valdon Butler report included: (1) Total Income: \$1,85,461, Total Expenses \$225,700, Income/Deficient <\$40,239>Variance from budget< \$5,720> and total in reserves \$998,728.
 - 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	3/3/2022	208115	Drain back-up	M10	M10	768.00	21-73
M-Type	3/25/2022	208610	main drain	M10	M10	614.00	21-73
Paul Russell Figgins	3/17/2022	no #	Plastered & repaired sections of the wall & ceiling	14615 Deerhurst	M10	360.00	21-73
M-Type	3/3/2022	208097	Back Up	3215 Ludham	M10	186.00	21-73
McFall & Berry	3/10/2022	214590	Limb removal-Ludham Court	3315 Densmore	M10	100.00	21-73
Gross Mendelsohn	3/7/2022	392380	Audit of the financial statement	M10	M10	1,350.00	21-73
J & M Construction	1/26/2022	2110	Reported roof leak	14615 Deerhurst	M10	172.50	21-73
						3,550.50	

B. **Insurance:** Upon Motion duly made the board was in consensus to approve insurance claim for Christina Petersen in the amount of \$5,000.00 for a dishwasher malfunction that caused the kitchen floors and cabinets to be damaged.

Resolution #21-74, 3/24/2022

Upon Motion duly made the board was in consensus to send a letter to Christina Petersen to reimburse Mutual 10 for Insurance claim in the amount of \$5,000.00.

Resolution #21-75, 3/24/2022

C. **Reimbursement:** Upon Motion duly made the board was in consensus to reimburse Flora Rowse in the amount of \$78.79 for party supplies.

Resolution #21-76, 3/24/2022

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

A. Maintenance Report, Bob Morrisson (**Please see attached**)

B. Landscape, Christine Petersen: Did a walkthrough with Aaron. Christine will get two estimates from McFall & Berry for trees. McFall and Berry will begin planting trees in central park between Kelmscott and Deerhurst.

C. Paul Eisenhaur- Website is updated.

D. Hospitality: Flora Rowse reported that the committee is looking to have another gathering on March 30th in Clubhouse II from 4:00pm-6:00pm in the Edmonson room.

8. **Unfinished Business:** Teresa Wolfe's Request for Reimbursement: Upon Motion duly made the board of M10 was in consensus to approve the payment for binders and inserts.

Resolution #21-77, 3/24/2022

9. **New Business:**

A. Complete concrete work from 2021: Upon Motion duly made the board of M10 was in consensus to complete the concrete work from last year.

Resolution #21-78, 3/24/2022

B. Permit residents to install electric vehicle chargers in their garage: Upon Motion duly made the board of M10 was in consensus to approve electric vehicle chargers.

Resolution #21-79, 3/24/2022

C. Permit placing of temporary storage units for moving and for home renovations: Upon Motion duly made the board of M10 was in consensus to allow the storage unit for one month with the possibility of an extension.

Resolution #21-80, 3/24/2022

10. **Next Meeting:** Thursday April 28th at 9:30am in the Sullivan Room.

11. **Adjournment-** There being no additional business, the meeting adjourned at 11:04 a.m.

Paul Eisenhour, Secretary

Jane Salzano, President