

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

Thursday, June 25, 2020 – 9:30 am

A regular meeting of the Board of Directors of Maryland Mutual Number Ten, Inc. was held via Telephone Conference on Thursday, June 25, 2020 at 9:30am.

Resolutions: #20-20-

Members Present: Peggy Salazar, President; Leroy Salazar, Vice President; Susan Ascencio, Treasurer; Paul Eisenhour, Secretary; Dotty VanScoyoc, Director; Cathy Kyle, Director; Christine Petersen, Director.

Management: Kenia Ibanez, Mutual Assistant
Crystal Castillo, Assistant General Manager for Support Services.

Visitors: Robert Namovicz and Robert Morrisson.

1. **Call to Order**- Ms. Salazar called the meeting to order at 9:30 am
2. **General Manager** – Kevin Flannery presented the June General Manager’s report.
3. **Approval of Agenda**- Agenda was approved as presented.
4. **Approval of Minutes** – The Minutes of May 28, 2020 were approved as amended.
5. **President Comments**- Ms. Salazar’s report included: (1) She reported that a major hydrate replacement is happening at the corner for Lindsey Lane and Kelmscot but wouldn’t affect the water in Mutual 10.
6. **Treasurer’s Report**- Ms. Ascencio’s report included: (1) She reported the ytd income of approximately \$475,000 and an ytd expense of approximately \$489,000 (2) The deficit is currently (\$14,000) with a total reserve balance of \$826,000. (3) All the May bills were not applied to the financials, so the reserve payment will be in the June Financials. (4) There is only one delinquency to follow up on.

A. **Invoices**: After discussion, upon motion duly made and seconded, the Board agreed:

To approve the payment of **\$319.32 to PPD, Invoice #176550** for valve replacement at 14506 Kelmscot Dr (Oakes).

To approve payment of **\$75.00 to McFall & Berry, Invoice #206708** for tree maintenance at 3307 Densmore Ct. (Attick).

To approve payment of \$100.00 to J&M Construction Solution LLC, Invoice #1875 for Installed a precautionary patch. 2nd trip - tested a long time, found no leaks at 14809 Lindsey Lane (Emmell).

To approve payment of \$100.00 to J&M Construction Solution LLC, Invoice #1876 for gutter cleaning at 3306 Densmore and Adjacent (Harrad and O'Brien)

To approve payment of \$100.00 to J&M Construction Solution LLC, Invoice #1877 for repaired garage leak over patio door area at 14703 Bigby Ct (Pergler).

To approve payment of \$100.00 to J&M Construction Solution LLC, Invoice #1878 for gutter cleaning at 14600-02 Deerhurst (La Marsh/ Huyck).

To approve payment of \$125.00 to J&M Construction Solution LLC, Invoice #1879 for replaced 5 cap shingles that had blown out at 3408 Hallaton (Ascensio)

RESOLUTION #20-20, 06/25/20

7. **Correspondence** – None.

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

A. Mr. Salazar – None.

B. Mr. Eisenhour – (1) He reported that the website looks good. (2) He reported on a zoom meeting with CCOC and a legal team regarding residents that will be delinquent due to the pandemic.

C. Ms. VanSocycoc – (1) No report due to all cancelled social events in Mutual 10.

D. Ms. Kyle – (1) She will continue to ask for volunteers as backup to deliver the Newsletters.

E. Ms. Petersen – (1) McFall and Berry still needs to finish the trimming of the trees on Lindsey and Central Park. (2) She has been watering the pots, but everything overall looks good.

9. **Unfinished Business:**

A. Continues discussion of 2% - 3% raise of sale fee – The Board agreed to have a subcommittee formed to research the 2% to 3% on the resale fee. Mrs. Salazar reported that she will ask for volunteers in the Tidings and Mr. Eisenhour volunteered to Chair the committee.

Any Board member can receive committees from any resident regarding the 2%-3% increase and provide it to Mr. Eisenhour.

10. **New Business:** None.

11. **Open Forum** –

- Bob Namovicz – He asked the Board if they have looked into the possibility of changing the distribution method of the Tidings.

The board responded that there is no issue or complaints on how the mutual newsletter is delivered. The Board said he could investigate if he wanted to and come back to them

12. **Next Meeting-** July 23, 2020 at 9:30AM.

13. **Adjournment-** There being no additional business, the meeting was adjourned at 10:25 a.m.

Paul Eisenhaur, Secretary

Peggy Salazar, President