

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

Thursday, July 23, 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, July 23, 2020 at 9:30am.

Resolutions: #20-21

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

Management: Kenia Ibanez, Mutual Assistant  
Kevin Flannery, General Manager

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 July General Manager’s report.
3. **Approval of Agenda**- Agenda was approved as presented.
4. **Approval of Minutes** – The Minutes of June 25, 2020 were approved as amended.
5. **President Comments**- Ms. Salazar’s report included: (1) She reported that homes are still selling fast at good prices. (2) She reported that she will be getting estimates on leaf gutter guard.
6. **Treasurer’s Report**- Ms. Ascencio’s report included: (1) She reported the ytd income of approximately \$624,000 and an ytd expense of approximately \$622,000 (2) The deficit is currently (\$23,000) with a total reserve balance of \$789,000. (3) She contacted residents for the two delinquency and there should be payments made soon.

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

To approve the payment of **\$137.75 to PPD, Invoice #177722** to run all fixtures in bathrooms and kitchen sink. Enlarge a hole behind dryer to look at wet wall. No leak found. Likely sources of leak is garage roof at 14530 Kelmscot (Hurd).

To approve payment of **\$1,275.00 to McFall & Berry, Invoice #206795** for tree maintenance in the Mutual.

To approve payment of **\$1,500.00 to N&H General Construction Co., Inc Invoice #20772-1** for cracked concrete slab repair.

**RESOLUTION #20-21, 07/23/20**

7. **Correspondence** – None.

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

- A. Mr. Eisenhour – (1) The website is looking fine.
- B. Ms. Petersen – (1) She reported that people have been very responsive in cleaning up their yards. (2) She has three proposal out and waiting for the work to be done.
- C. Ms. VanScoyoc – (1) She had nothing to report.
- D. Mr. Salazar – (1) He reported that the concrete work should be done by Friday if the weather permits.

9. **Unfinished Business:**

- A. Resales Fee Increase Subcommittee – Mr. Namovicz reported that there is no activity because the LWCC Board of Directors postponed any action until February 2022. He stated that they can still meet to discuss the Mutual’s status. Mr. Eisenhour will set up a Zoom Meeting to research in the meantime.
- B. Dissemination of the M10 Audit – The Board agreed to have the residents contact the Mutual Assistant if they would like to review the M10 Audit.

10. **New Business:**

- B. Plans for remodeling 2 units from Wilson’s Renovation of LW – Ms. Salazar reported on 2 ABM’s for remodeling with Wilson’s Renovation of LW. The Board also had discussion on changes to the e-rating, when there are changes made to a unit. After discussion, upon motion duly made and seconded, the Board agreed:

To approve the ABM for Busch’s on 3219 Ludham Dr.

**RESOLUTION #20-22, 07/23/20**

After discussion, upon motion duly made and seconded, the Board agreed:

To approve the ABM for Marze Smith on Deerhurst.

**RESOLUTION #20-23, 07/23/20**

11. **Open Forum** –

- Christine Petersen – She stated that her garage door doesn’t open all the way.  
*Ms. Salazar suggested calling Fred C. Johnson Garage company.*
- Bob Namovicz – He reported as the Energy Committee Chair, that Mutual 14 is taking advantage of the offer from PEPCO to replace to LED lights for free. Mr. Namovicz volunteered to take a survey of residents that are willing to replace their bulbs to LED lights.  
He also suggested using ZOOM for the Board of Directors Meeting.

12. **Next Meeting-** August 27, 2020 at 9:30AM.

13. **Adjournment-** There being no additional business, the meeting was adjourned at 10:47 a.m.

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Paul Eisenhaur, Secretary

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Peggy Salazar, President