

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

Thursday, November 18, 2021 – 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, and Flora Rowse, Director.

Director's Absent: Christina Petersen and Cathy Kyle

Visitor: None

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

1. **Call to Order**- Jane Salzano called the meeting to order at 9:40 am
2. **General Manager** – Crystal Castillo presented the November Manager's 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 everyone via zoom and asked for a consensus to have a closed session after the regular meeting. Upon motion duly made and seconded the board was in consensus to a closed session after the regular board meeting.

Resolution #21-63, 11/18/2021

6. **Treasurer's Report**- Valdon Butler report included: (1) Total Income: \$1,027,602, Total Expenses \$1,018,840, Income/Deficient \$8,762.00, Variance from budget \$18,451 and total in reserves \$907, 124.00.
 - A. **Invoices**: After discussion, upon motion duly made, the Board agreed to approve payment of the following invoices:
 - B. **Reimbursement for Christine Petersen/Flora Rowse**: Upon motion duly made and seconded the board approved reimbursement to Christine Petersen in the amount of \$15.90 from Meadows's farm for Nacissus Dutch Master.

Resolution #21-64, 11/18/2021

Upon motion duly made and seconded the board approved reimbursement to Flora Rowse in the amount of \$66.51 for party supplies.

Resolution #21-64, 11/18/2021

- C. Waive Late Fee: Upon motion duly made and seconded the board approved to waive the initial delinquent fee (\$50.00) for Unit 10-0184-0008 since resident is on ACH payments.

Resolution #21-64, 11/18/2021

11-Nov-21						
Invoices to be Paid						
Upon motion duly made and seconded the Board agreed						
To pay the following invoices:						
Vendor	Inv. Date	Invoice #	Work	Address	Name	Amount
M-Type PPD	10/25/2021	201271	Per Mr. Morrisson ground trip hazard on sidewalk between Deerhurst and Kelmscot Drive.	Mutual 10	Mutual 10	212.50
McFall and Berry	10/18/2021	211644	Deer Repellent	Mutual 10	Mutual 10	90.00
McFall and Berry	10/18/2021	211651	Deer Repellent	Mutual 10	Mutual 10	90.00
McFall and Berry	10/18/2021	211660	Watering on 8/12, 8/19, 8/25 & 8/30	Mutual 10	Mutual 10	168.00
McFall and Berry	10/18/2021	211672	Watering on 9/2, 9/9, 9/16, 9/23 & 9/27	Mutual 10	Mutual 10	420.00
						980.50

Resolution #21-64, 11/18/2021

7. Reports - The Board of Directors:

- A. Christine Petersen: reported that she received the \$50 check from Leisure World Green for the tree on Ludham. Almost all the work that Christine Petersen asked McFall and Berry to do has been done. Trimming of large trees will be finished soon. The last day to put out brown bags for garden trash pickup is Monday the 29th of November, no exceptions. M10 were on the schedule to have leaves removed this week by the grounds crew. Orkin is not allowed to clear Christine Petersen Garden of leaves as it's a winter blanket for bulbs and plants. Last month, John Hurl and Christine planted 50 daffodils in the raincape garden. If you see them, please say thank you, it's tricky planting on a hill.
- B. Paul Eisenhaur- Website is fine and everything is updated.
- C. Bob Morrisson: Reported on open tickets/maintenance issues. (See maintenance report)

8. Unfinished/Old Business:

- A. Garage floor replacement: Moved to next year don't want the weather to damage.
- B. Gutter Cleaning: J&M will clean gutters as needed, inspect roofs and arrange for repairs, and report conditions of units with gutter guards.
- C. Dryer Vent Cleaning: PPD will clean 2/3 of the vents for M10.

9. New Business:

- A. Advisory Committee: Theresa Wolfe and Patricia Hurl name was submitted to be on the EPAC committee.
- B. Electric vehicle chargers: Coming to LW. Many auto makers are introducing electric and hybrid versions of popular models. There will be no installations in the next 6 months.
- C. Street Paving: Some areas of our asphalt pavement may need some attention.

10. **Next Meeting:** Thursday December 16th at 9:30.

11. **Open Forum:** Christmas Party scheduled for Wednesday December 8th

12. **Adjournment-** There being no additional business, the meeting adjourned at 10:57a.m.

Paul Eisenhaur, Secretary

Jane Salzano, President