

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

Thursday, May 26, 2022 – 10:00 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 Eisenhaur, Secretary; Cathy Kyle & Flora Rowse, Directors.

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

Guest: Mark Hurl, Gerald Katz and Sue Morrisson

1. **Call to Order**- Jane Salzano called the meeting to order at 10:00 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 and thanked everyone for joining.
6. **Treasurer's Report**- Valdon Butler report included:

Balance sheet as of 04/30/2022:

	Actual	Budget	Variance
Total Income	\$ 382,307	\$ 369,016	\$ 13,291
Total expenses	\$ 426,515	\$ 403,733	\$ < 22,782>
Income / <Deficit>	\$ <44,208>	\$ < 34,717>	\$ < 9,491>

Cash Investment statement:

Total Reserves \$ 1,038,158 (Total less operating funds)

- A. **Invoices**: After discussion, upon motion duly made and seconded, the Board was in consensus to approve payment of the following invoices:

Vendor	Inv. Date	Invoice #	Work	Address	Name	Amount
Jiffy Plumbing	5/3/2022	345607	Replaced 5ft of 1" copper water service under patio	M10	M10	7,240.00
J& M Construction	5/21/2022	2163	Reported gutter overflowing, cleaned rear gutter	M10	M10	75.00
J& M Construction	5/21/2022	2162	Reported broken fence post at gate replaced post	M10	M10	450.00
M Type-M10	4/28/2022	210947	Toilet checked issues with flushing	3306 Densmore Ct.	M10	47.00
Paul Rusell Figgins Jr.	5/2/2022		Plaster repair	M10	M10	380.00
Gross Mendelsohn	4/27/2022	394130	Final billin in connection with the audit	M10	M10	1,350.00
M Type-M10	4/21/2022	210526	Checked for slab leak	M10	M10	47.00
M Type-M10	4/29/2022	211027	Replaced street sign that was down	M10	M10	202.00

Resolution #22-7, 5/26/2022

- B. **Reimbursement:** Upon Motion duly made and seconded the board was in consensus to reimburse Flora Rowse in the amount of \$243.78 for party and annual Meeting supplies.

Resolution #22-8, 5/26/2022

- C. **Reimbursement:** Upon Motion duly made and seconded the board was in consensus to reimburse Christine Petersen in the amount of \$86.80 for plant replacement.

Resolution #22-9, 5/26/2022

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

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

Upon Motion duly made and seconded the board was in consensus to approve work to be done by Regional Pest Control up to \$3,000.00 **Resolution #22-10, 5/26/2022**

- B. Upon Motion duly made and seconded the board was in consensus to approve J&M roof inspection and gutter cleaning in M10 up to \$8,000.00 **Resolution #22-11, 5/26/2022**

- C. Upon Motion duly made and seconded the board was in consensus to approve J&M proposal for power washing. **Resolution #22-12, 5/26/2022**

- D. Sims Pod Removal: Upon motion duly made and seconded the M10 board approved one month extension. **Resolution #22-13, 5/26/2022**

- E. **ABM for Bob and Sue Morrisson:** Upon Motion duly made and seconded the board was in consensus to approve ABM to widen the driveway located at 14646 Kelmscot Drive.

Resolution #22-14, 5/26/2022

- F. **Christine Petersen, Landscape:** Ms. Christine spoke with Aaron about installing a storm drainage well at 14521 Kelmscot. Upon motion duly made and seconded the board approved the proposal from McFall and Berry #3035 in the amount of \$1,030.23.

Resolution #22-15, 5/26/2022

8. **Next Meeting:** Thursday June 23rd at 9:30am in the Sullivan Room.

9. **Adjournment-** There being no additional business, the meeting adjourned at 11:05 a.m.

Paul Eisenhaur, Secretary

Jane Salzano, President