

MADISON GREEN MASTER ASSOCIATION
BOARD OF DIRECTOR'S MEETING
DECEMBER 20, 2012

Eileen Feiertag, President, called the meeting to order at 6:30 pm.

Officers and Directors present were: Eileen Feiertag, President; Bernie Holmstock, Vice President; Dave Schenkelberg, Treasurer; Maxine Yoss, Secretary; Noreen Heelan, Director; Max Mollohan, Director (left meeting at 6:50 pm); Jason Stanckiewicz, Director; Lynn Linfante, Property Manager; and Dianne Gasc, Assistant Property Manager.

Eileen Feiertag stated the meeting was properly noticed in accordance with the By-Laws and a quorum was present.

Motion made by Max Mollohan to waive the reading of the November 28, 2012 minutes and accept them as written.

Seconded by Maxine Yoss.

Jason Stanckiewicz abstained.

Motion carries 6 -0.

FINANCIALS: Dave Schenkelberg stated that John Kinsey has collected \$95,393 during the period of August 1, 2012 to date. It was recommended that this information be part of the Treasurer's Report in the future.

Dave handed out the Treasurer's Report "as of November 30, 2012".

COMMUNITY UPDATE: Jeff Hmara wished everyone a Happy Holiday. He stated he would begin sending emails to residents asking for their input on issues and encouraging participation. The second draft of the VRP Strategic Plan has been completed and Jeff invited residents to volunteer for focus groups.

DOCUMENTS FOR SIGNING BY THE BOD: Eileen Feiertag reminded the Board members to sign the "MGMA Code of Ethics" and the "MGMA Board of Directors Statement" before the next meeting. The return of these documents by the each Board member will be entered in the next Board meeting minutes.

CALENDAR: Approval of 2013 Board of Directors Meeting Calendar: Wednesday, January 23rd (Bernie Holmstock excused); Thursday, February 28th (Jason Stanckiewicz excused); Thursday, March 21st (Maxine Yoss excused); Thursday, April 25th; Wednesday, May 29th; Thursday, June 27th (Maxine Yoss excused); Wednesday, July 31st; Wednesday, August 28th; Wednesday, September 25th; Wednesday, October 30th; Wednesday, November 20th; and Monday, December 9th - Annual Members Meeting (election of the 2014 BOD), followed by a Re-Organizational Meeting - this date is subject to change (Eileen Feiertag excused).

Eileen Feiertag asked everyone to check these dates and confirm the accuracy, so the dates can be posted on the website and announced in the Newsletter.

Max Mollohan left the Meeting at 6:50 pm.

2013 MGMA Board of Directors Goals and Objectives: Eileen Feiertag spoke about the 2012 MGMA Goals and Objectives. Overall they can remain as is. The Board wants to update the 2013 goals to include: Village Presidents Meeting(s); Board Members regularly attending Village meetings; looking into telecommunicating the Board Meetings; expanding special Clubhouse activities to include adults; setting up a "tickler" calendar for reoccurring contract renewals of contracts, inspections, maintenance, etc; and a landscaping plan for the Community. The 2013 MGMA Goals and Objectives will be updated for review at the next Board meeting.

TIME SENSITIVE AGENDA ITEMS:
Ratification of Board Approved Expenses:

SBT Replacement of MGMA Digital Controller located behind the north Fairfax monument wall:
Motion made by Bernie Holmstock to replace the MGMA Digital Controller located behind the north Fairfax monument wall by SBT Irrigation for a cost of \$525.
Seconded by Maxine Yoss.
Motion passes 6-0.

MGMA Insurance Renewal:

Some of the increase in the MGMA insurance premium is due to increases in the D & O coverage (an increase of approximately \$2,000 from 2012), the Umbrella coverage, and the Hazard coverage (\$5,016 increase over the 2012 amount, may be due to the age of the building and fewer insurance companies writing policies). David Schenkelberg recommended not taking the two optional items (Water Back-Up and Building Ordinance coverage). This premium will put the cost of insurance approximately \$6,000 over budget for 2013.

Motion made by Dave Schenkelberg to renew the Wells Fargo Insurance Package Policy for \$52,623.17.
Seconded by Maxine Yoss.
Motion passes 6-0.

Jason Stanckiewicz volunteered to work with Lynn Linfante now to reach out to other insurance agents for a more competitive bid. The Property Manager will also put on her calendar to start the bidding process for our insurance in September.

Treadmill Repair Expense:

Motion made by Bernie Holmstock to approve the repairs to the treadmills by ProFitness for a cost of \$642.36.
Seconded by Noreen Heelan.
Motion carries 6-0.

Pool Starter Repair Expense:

Motion made by Dave Schenkelberg to approve the repairs of the pool starter by George's Boom Truck Services for a cost of \$1,420.40.
Seconded by Maxine Yoss.
Carries 6-0.

George from George's Boom Truck recommended that we look into an exhaust fan for the starters as they are in an enclosed area and will get very hot during the summer months. Board discussed that this is our first repair on the starters in over 11 years and this outweighs the expense of installing fans.

Re-affirmation of Committee Appointments:

ARC Committee: 2013 Permanent members: Judy Ratka (Chairperson), Maryanne Monahan, and Martha Ross; alternates: Mark Oliveri and Jennifer Sandman.

Motion made by Dave Schenkelberg to approve the above mentioned members of the ARC committee. Seconded by Bernie Holmstock.

Motion carries 5-1 (Jason Stanckiewicz voted no).

Privilege Suspension Committee: Noreen Heelan stepping off committee because she is now a Board Member. 2013 Permanent members: Mike Monahan and Christine Yacovella; alternate: Joe Gall. Steve Feiertag is the organizer, and helps to make a quorum.

Motion made by Noreen Heelan to approve the above mentioned members of the Privilege Suspension committee.

Seconded by Maxine Yoss.

Motion carries 6-0.

Steve Feiertag requested that the Board add Liz Shaffer as a permanent member to this committee. As Liz was not available to accept, this will be deferred to the January Board meeting.

Activities Committee: 2013 Permanent members: Joe Gall, Noreen Heelan (Co-Chair), Bernie Holmstock, and Stacy Shuster (Co-Chair).

Motion made by Dave Schenkelberg to approve the above mentioned members of the Activities committee.

Seconded by Maxine Yoss.

Motion carries 4-0.

Noreen Heelan and Bernie Holmstock abstained.

Landscaping Committee: 2013 Committee members: Donna Broder, Steve Feiertag, Joe Gall, Carolyn Hmara, and Maxine Yoss, Board Liaison.

Motion made by Bernie Holmstock to approve the above mentioned members of the Landscaping committee.

Seconded by Noreen Heelan.

Motion carries 6-0.

Playground Surface and Shade Cover - Questions answered: Lynn Linfante answered the questions the Board had asked at the last meeting regarding the shade cover and playground surface. The Board decided that "Sage" would be the color for the shade cover for the playground.

Pool Issues: Lynn Linfante reported to the Board on the mineral stains in the main pool and the pump housing rust and corrosion issues. She was told that the pump housing could wait, as the external rust was not going into the pool. The pool has a leak, which is a priority. Lynn will get proposals for detecting the leaks and will get back to the Board on pricing via email. Lynn Linfante will also have a representative meet with her to discuss how to remove the stains from the pool surface. It was recommended that we check on in-line mineral filters and use "Jack Magic", a product for reducing staining.

Motion made by Bernie Holmstock to hire a company to find the leak with that cost not to exceed \$500.

Seconded by Maxine Yoss.

Motion carries 6-0.

Liaisons: Jason Stanckiewicz - insurance and finance; Dave Schenkelberg - finance; Noreen Heelan - golf course and activities; Bernie Holmstock - gym and playground; Eileen Feiertag - ARC and staff; Lakes; and Charlie Larsen - lakes and irrigation, including bubbler and fountain projects.

Repair or Replacement of TS1 Strider Elliptical:

Motion by Bernie Holmstock to approve the purchase of a True CS800 Elliptical for \$4030.12 from ProFitness as recommended by Lynn Linfante, Property Manager. Expense to come out of reserve account.

Seconded by David Schenkelberg.

Carries 5-0.

Noreen Heelan abstained.

Gym Equipment Service Contract:

Motion made by Bernie Holmstock on Lynn Linfante's recommendation to renew the contract with ProFitness at our current rate.

Seconded by Maxine Yoss.

Motion carries 4-1 (Noreen Heelan).

Jason Stanckiewicz abstained.

It was recommended that if a piece of equipment is "down", the staff label the machine as to when the machine is expected to be in working order. The management staff will put together a maintenance log on each piece of equipment.

Golf Club Appreciation Event:

Motion made by Bernie Holmstock to send an email to the residents of Madison Green announcing the "3-Day Family Weekend Appreciation" at the MarBar event.

Seconded by Maxine Yoss.

Motion carries: 6-0.

Open Forum:

Charles Larsen, resident from Walden, expressed his unhappiness about not getting re-elected to the Board. He spoke passionately about his contributions. He felt that proxies are an issue and that there were employees collecting proxies while on duty was a clear conflict. Donna Broder, resident from Oakmont, informed the Board that Oakmont was looking into rewriting their documents to limit the use of proxies.

Carolyn Hmara, resident from Walden, addressed the Board about the Santa Holiday event and the reaching out to the Fire Rescue to arrange for Santa's ride. Eileen Feiertag apologized for any bad feelings due to this issue.

Questions from the floor to be answered at the next Board meeting: How many Board members can the Board have? Can the Board appoint committees and its members? Is there a conflict of interest with having the MGMA employ relatives of a member of the current Board?

Adjournment:

Motion made by Dave Schenkelberg to adjourn at 9:15 pm.

Seconded by Bernie Holmstock.

Motion carries 6-0.