

MADISON GREEN MASTER ASSOCIATION

Board Meeting

July 22, 2020 at 6:30 pm

Madison Green MarBar

Officers and Directors

Charlie Larsen, President

Gary Garramone, Vice President

Paul Read, Treasurer

Maxine Yoss, Secretary

Mike Axelberd, Director

Bernie Holmstock, Director

Management

Kerri Peters, Property Manager (Via Phone)

Kristin Loomis, Assistant Manager

- **Established a Quorum**
- **Affirmation of Proper Notice:** Mr. Larsen stated the meeting was properly noticed and in accordance with the By-Laws and a quorum was present.
- **Called to Order:** Mr. Larsen, President, called the meeting to order at 6:31 pm.
- **Pledge of Allegiance.**
- **Approval of Minutes**
 - **Board Meeting Minutes, June 24, 2020-** Mrs. Yoss made a motion to approve the minutes of the Board Meeting from June 24, 2020. Motion seconded by Mr. Axelberd and unanimously approved.
 - **Special Board Meeting Minutes, July 13, 2020-** Mr. Axelberd made a motion to approve the minutes of the Special Board Meeting from July 13, 2020. Motion seconded by Mr. Axelberd and unanimously approved.
- **Treasurer's Report**
 - **June Treasurer's Report-** Mr. Read reviewed the June Treasurer's Report.
- **Property Manager's Report:** - Mr. Larsen reported the property manager report is available as a handout.
- **ARC Report** – The Assistant Property Manager reported the following are the MGMA ARC activities since the last report given on June 24, 2020. The MGMA ARC Committee meeting were held on June 25 and July 9, 2020. A total of 16 ARC's were reviewed and approved by the committee. A total of 16 ARC final inspections were done and approved. There was 1 ARC forfeit for the month June.
- **Government Liaison Report-** Mr. Hmara reported that the upcoming Primary Elections will be held on August 18th. Residents can vote in the upcoming primary election via mail in ballot. He also stated how important it is to the county for everyone to complete the census.
- **Committee and Board Liaison Reports**
 - **Golf Course Liaison Report** – Mr. Garramone reported the Golf Course is doing 9 holes games on Wednesday and Thursdays.
 - **Lakes Liaison Report** – Mr. Larsen reported that some of the lakes have algae and water lilies in them. The vendor is treating these areas.

- **Landscape Liaison Report (Seasonal)** – Mrs. Yoss reported the newly planted seasonal flowers are doing well.
- **Landscape Liaison Report (Grounds)- None**
- **Activities Liaison-** Mr. Holmstock reported that due to Covid-19 the Association does not have any planned activities at this time.
- **Collections/Legal - None**
- **Design Committee**
 - i. **New Paint Colors and Roof Tiles-** Mr. Garramone reported some minor changes were made since the last meeting. The bylaws state the Association will have to mail the entire packet out to the residents. This matter was tabled until clarification from the Association Attorney.
- **Old Business**
 - **Clubhouse Update-** Mrs. Loomis stated the mold remediation is ongoing. The air scrubbers will be installed this week and the main a/c unit will be cleaned before the testing the air quality.
 - **Comcast Settlement Agreement** – Mrs. Peters reported the Association Attorney is in the process of reviewing the agreement.
 - **Clubhouse Roofing Proposals-**Mrs. Loomis reported that a few board members and the managers interviewed several roofing companies this week. Mr. Holmstock made a motion to approve Altec Roofing to move forward with filing a claim if they absorb all fees upfront with a 15% fee after reviewing the contract. Motion seconded by Mr. Axelberd and unanimously approved.
- **New Business**
 - **Vacant Board Position-** Mr. Larsen reported that Dave Schenkelberg resigned from the Master Association Board effective July 1st. An Eblast was sent out stating that anyone that wished to be considered a candidate should send in their resumes by July 17th at 5pm. The Association received three resumes. The Board took a vote via Mrs. Loomis announced that Mr. Neil Wallach has been accepted to the Master Association Board.
 - **Interior Clubhouse Painting-** Mrs. Loomis received three proposals to repaint the interior of the Clubhouse. Mr. Axelberd made a motion to approve the proposal from Pro Finishes to repaint the interior of the Clubhouse in the amount of \$3,800. Motion seconded by Holmstock and unanimously approved.
- **Open Forum**
- **Adjournment** – Mr. Garramone made a motion to adjourn the meeting at 8:34pm. Motion seconded by Mr. Axelberd and unanimously approved.

Recorded By:

Maxine Yoss
Secretary

Affirmed:

Charles Larsen
President