

MADISON GREEN MASTER ASSOCIATION

Board Meeting

November 18, 2020 at 6:30 pm
Madison Green Clubhouse

Officers and Directors

Charlie Larsen, President
Gary Garramone, Vice President
Paul Read, Treasurer
Maxine Yoss, Secretary
Mike Axelberd, Director
Bernie Holmstock, Director (absent)
Neil Wallach, Director

Management

Kristin Loomis, Property Manager
Morgan Lyons, Administrative Assistant

1. **Established a Quorum**
2. **Affirmation of Proper Notice:** Mr. Larsen stated the meeting was properly noticed and in accordance with the By-Laws and a quorum was present.
3. **Called to Order:** Mr. Larsen, President, called the meeting to order at 6:32 pm.
4. **Pledge of Allegiance**
5. **Approval of Minutes**
 - **2020 Annual Budget Meeting Minutes-** Mr. Wallach made a motion to approve the minutes of the 2020 Annual Budget Meeting minutes from November 10, 2020. Motion seconded by Mr. Axelberd and the motion was unanimously approved.
 - **Board Meeting October 28, 2020-** Mr. Read made a motion to approve the minutes from the October 28, 2020 board meeting. Motion seconded by Mr. Wallach and was unanimously approved
6. **Treasurer's Report-** Mr. Read reviewed the Treasurer's Report and noted that it was also available as a handout.
7. **Property Manager's Report:** - Mr. Larsen reported the Property Manager Report is available as a handout.
8. **ARC Report** – Mr. Larsen reported the ARC report is available has a handout.
9. **Government Liaison Report-**
Mr. Hmara reported that there will be a new community, Tutile Royale, in 2021. This community will have shopping, restaurants, residences, and a hotel on the Southwest corner of Southern and 441.
10. **Committee and Board Liaison Reports**
 - **Golf Course Liaison Report** – Mr. Garramone reported the Golf Course is starting to pick up again and everything is looking good.
 - **Lakes Liaison Report** – Mr. Larsen reported that the lakes are looking good and he will be talking to the Golf Course to get weeds removed under the bridge by the 18th hole.
 - **Landscape Liaison Report (Seasonal)** – Mrs. Yoss reported the seasonal flowers were planted and they are looking lovely.
 - **Landscape Liaison Report (Grounds)-** None
 - **Activities Liaison-**None

- **Collections/Legal** – Mrs. Loomis reported there were 21 accounts that were two or more quarters delinquent. 11 are to be suspended. Mr. Wallach made a motion to suspend the following units and not to send to collections for 30 days for this quarter only; [REDACTED]. Motion seconded by Mr. Axelberd and was unanimously approved.
- **Refresh Committee** –Mr. Larsen reported that there will be a meeting tomorrow, November 19, 2020, that is a closed committee meeting for one designer to present preliminary ideas.

11. Old Business

12. New Business

- **Landscape Quotes** – Mrs. Loomis reported that she received new bids for the annual landscaping of the property. Mr. Garramone made a motion to give Mainguy, our current landscaper, the 30 day out notice and to go with Ringler Landscaping subject to irrigation pricing. The motion was seconded by Mr. Axelberd and was unanimously approved.
- **Gatehouse Software**- Mrs. Loomis reported the need to update or change our access systems to allow residents card access into the clubhouse. Mr. Wallach made a motion to go with TEM for \$5,760.88 with the stipulation that the \$200.00 monthly cloud fee is free the first year and price guaranteed to not exceed \$200.00 for the next three years, and that MGMA owns the content/data within the system. The motion was seconded by Mr. Axelberd and was unanimously approved.
- **Pressure Washing**- Mrs. Loomis reported that the annual pressure cleaning job needs to be done and recommends going with Pressure Pros to pressure wash the common areas. Mr. Axelberd made a motion to approve Pressure Pros to pressure clean but not to exceed \$5,800.00. The motion was seconded by Mr. Read and was unanimously approved
- **ARC Committee Member Change**- Mrs. Loomis reported a need for a change in the ARC committee members due to member, Angel Maldonado, no longer being a resident. Latoya Hannah, who is currently an alternate, would like to now become a permanent member. Mr. Wallach made a motion to make Latoya a permanent member of the ARC committee to replace Angel Maldonado. The motion was seconded by Mrs. Yoss and unanimously approved.

13. Open Forum

14. Adjournment

Mr. Larsen made a motion to adjourn the meeting at 7:59pm. Motion seconded by Mr. Read and unanimously approved.

Recorded By:

Affirmed:

Maxine Yoss
Secretary

Charles Larsen
President