



Meeting of Board of Directors Maplewood Master Association

Date: Thursday, February 16th, 2023
Time: 7:00 PM
Location: Community Pool

MINUTES

- I. Call to Order & Proof of Notice
 - a. Marie called the meeting to order at 7:00pm
- II. Approval of Minutes of Last Meeting
 - a. 1.19.23 Minutes
 - b. Marie motion to approve January minutes
 - 1. Brandon 2nd
 - c. Motion passed unanimously
- III. Officers Report
 - a. Presidents Report
 - 1. Courtesy Notices & Violations
 - 1. Sent out approximately 50 courtesy notices in January
 - 2. Sent out 28 February, combination of courtesy notices and violations
 - 2. Dog Complaints
 - 1. Marie stated there have been complaints from homeowners about dogs not being kept on leashes and not being picked up after
 - 2. Marie stated there have been some complaints about dogs barking as well – please be considerate of your neighbors
- IV. Management Report
 - a. Update on delinquencies
 - 1. 2 past 30 days but both homeowners have a history of paying, not concerned at this time
 - b. Treasurer Report
 - 1. Accounts Receivable - \$4,729.00
 - 2. Accounts Payable - \$393.16
 - 3. Cash – Operating: \$131,677.82
 - 4. Cash – Reserves: \$83,014.30
- V. Old Business
 - a. Preserve & Projects Update
 - 1. Preserve – Trees N Stumps R Us will be onsite in the next 2-3 months to complete the first phase of 2023
 - 2. Stanhope Entrance – Landscape Architect received updated instructions on 2/16/23 for what needs to be done and how.

1. An updated ROW Permit will need to be completed but has not yet been provided by the County
3. Oak Removals on easement – will be done closer to the fall
4. Trees N Stumps provided numbers for some small jobs and are going to be sending estimates to trim the trees in the easement on Stanhope as well as the trees along Sherbrooke

b. FPL Update

1. After months, they connected James with a direct line to a customer service rep who promised the light to be taken care of by 2/3 – James has left 5 voicemails with this rep since that day, no call backs

c. Cable Committee

1. CSI Consultants Discussion

1. In calling vendors, Brandon crossed paths with CSI Consultants to help the community vet and negotiate with vendors
2. Met with Summit, Comcast, Hotwire, BlueStream
 - a. Goal is to meet with each vendor again
3. Goal is to have two finalists at the next board meeting to have a “Town Hall”
4. The committee has really enjoyed the work with CSI
5. The Board discussed the contract with CSI, the 25% fee, timelines, door fees
2. All but one vendor has promised to have the community ready by the end of the year.
3. Fiber-optics is the goal
 1. Multiple but fewer access points
4. Members of the committee are vetting other communities who are using other vendors outside of Comcast
5. Committee is working on a survey to send out to the community to gauge what each homeowner has and how much they’re paying, whether they’re happy with Comcast and more
 1. Goal is to have the results back by the 2nd week of March
6. Brandon motion to make a new contract with CSI, to be signed by HOA President
 1. Robin 2nd
 2. Motion passed unanimously

VI. New Business

a. Parking Lot Gate

1. Gary stepping down from opening and closing the gate, community is going to need to find a new volunteer or an alternative solution
2. Board has to assess the situation
3. James to reach out Ramco for a potential estimate

VII. Homeowner Questions and Comments

- a. Gentleman at the pool requested the board to look at replacing lawn chairs
 1. Higher lawn chairs to assist, about four inches higher
- b. Classic Lawn Care suggested as a vendor for tree trimming

- c. Jeff Christopherson requested to have James look into the security cameras and license plate tags not working consistently

VIII. Adjournment

- a. Robin Smith motion to adjourn meeting at 7:47pm
 - 1. Debbie 2nd
 - 2. Motion passed unanimously

By order of the Board of Directors Maplewood Homeowners Association
James W. Frazitta
LCAM, Property Manager