

MULBERRY SQUARE CONDOMINIUM ASSOCIATION
General Meeting Minutes
Monday, July 14, 2025

Board Members Present: Amy Sell(AS), Ann Marie White(AW), Dan Stevens(DS), Carol Czechowski(CZ)
Board Members absent: Paul Loock(PL)
AMI: Kelly Terrell (KT), Community Mgr.

- I. **CALL TO ORDER:** Amy Sell called the meeting to order at 2:13p.m.
 - II. **ACCEPTANCE OF AGENDA** – Agenda accepted as presented.
 - III. **APPROVAL OF BOARD MINUTES** - quorum present
 - Minutes were approved from the June 2025 meeting. AS asked for a vote to approve and was accepted without corrections. (DS/AW)
 - IV. **OLD BUSINESS/FOLLOW UP:** Board action and/or discussion.
 - Board action and/or discussion:
 - *Review of June operating statement.* The financial statement is in order and expenses are in line with projected costs.
 - *Work order report:*
 - Open work orders were reviewed.
 - *Utilities spreadsheets reviewed:* The board reviewed the water bills and building 5 is still high. Unit #37 reported an outside spigot leaking in the basement. A work order will be sent to Kevin to inspect and advise if a plumbing vendor is needed.
 - On-going projects:
 - *Maintenance Calendar* - Reviewed and in order.
 - *Contracts* - Reviewed and in order.
 - Road Project: Waiting on the Bylaw Amendment vote to proceed with the next steps. Currently waiting on the mortgage companies.*
- NEW BUSINESS**
- New lighting for the clubhouse was discussed, and Dan will get updated pricing to present to the board.
 - Clubhouse rental fee was reviewed and will be raised to \$100.00. Motion by AS, seconded by DS, carried.
 - The Articulate Painting bid to paint the entrance doors to all the buildings was reviewed. DS will contact them with a few questions.
 - The revised 1st Choice balcony bis was reviewed. We are waiting for one more bid.
 - The pool guidelines were discussed. An email will be sent out to the community with the rules.
 - Unit #21 reported gnats in the common hallway. The board reviewed this and stated that the contract does not treat for this. An email will be sent to the owner to reach out to their local hardware store to advise on a solution.

- V. **ADJOURNMENT:** There being no further business to discuss, AS moved to adjourn the meeting, DS seconded. The meeting was adjourned at 3:11 p.m.

Next meeting will be held on August 11, 2025. Minutes were respectfully submitted by Kelly Terrell on 7/15/25.