

MULBERRY SQUARE CONDOMINIUM ASSOCIATION
General Meeting Minutes
Monday, June 9, 2025

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

- I. **CALL TO ORDER:** Amy Sell called the meeting to order at 2:10p.m.
 - II. **ACCEPTANCE OF AGENDA** – Agenda accepted as presented.
 - III. **APPROVAL OF BOARD MINUTES** - quorum present
 - Minutes were approved from the May 2025 meeting. AS asked for a vote to approve and was accepted without corrections. (DS/CZ)
 - IV. **OLD BUSINESS/FOLLOW UP:** Board action and/or discussion.
 - Board action and/or discussion:
 - *Review of May 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 there are still two buildings that have increased. A work order will be sent to Kevin to perform high water inspections.
 - 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.
- NEW BUSINESS**
- U & S Rood Replacement Extras invoice was approved via email 5/14/25
 - Bylaw Extension letter to the community was approved via email 5/14/25
 - Budget Mailing was approved via email 5/29/25
 - Articulate Painting revised clubhouse painting bid was approved via email 5/29/25
 - Articulate Painting additional paint for gutters was approved via email 6/2/25
 - Unit #71 reported balcony issues. Dan will talk to Kevin about repairing.
 - Issues between buildings 2442 & 2434 will be addressed.
 - Organized Clean Designs price increase was reviewed. Motion by DS seconded by AS, carried.
 - SME revised invoice was reviewed. Motion by AS seconded by DS, carried
 - New lighting for the clubhouse was discussed, and Dan will get pricing to present to the board.
 - Midwest hot patching bid was reviewed and is on hold for now.

- V. **ADJOURNMENT:** There being no further business to discuss, AS moved to adjourn the meeting, DS seconded. The meeting was adjourned at 3:36 p.m.

Next meeting will be held on July 14, 2025. *Minutes were respectfully submitted by Kelly Terrell on 6/12/25.*