**MULBERRY SQUARE CONDOMINIUM ASSOCIATION**
**General Meeting Minutes**
**Monday, January 12, 2026**

Board Members Present: Amy Sell(AS),Dan Stevens(DS), Ina Kirstein(IK)
Ann Maie Whit(AW) & Maureen Silvi(MS)

Board Members absent:
AMI: Kelly Terrell (KT), Community Mgr.

I. **CALL TO ORDER**: Amy Sell called the meeting to order at 1:08p.m.

II. **ACCEPTANCE OF AGENDA** – Agenda accepted as presented.

III. **APPROVAL OF BOARD MINUTES** - quorum present

- Minutes were approved from the November 2025 meeting. AS asked for a vote to approve and was accepted without corrections. (DS/MS)

IV. **OLD BUSINESS/FOLLOW UP**: Board action and/or discussion.

- <u>Board action and/or discussion:</u>
  - *Review of October 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 it looks to be in order. They will continue to monitor.
- <u>On-going projects:</u>
  - *Maintenance Calendar* - Reviewed and in order.
  - *Contracts* - Reviewed and in order.

    *Road Project: Now that the Governing Documents have been recorded, we are working on obtaining the loan for the project.*

**<u>NEW BUSINESS</u>**

- 2361 Mulberry Square – Front Door & Step – Both of these issues will be sent to Kevin to inspect/repair.
- Unit #37 – Mod Request – Lockbox – On hold
- Kevin will be added to the ER services. There will be $125.00 fee added to his invoice for the service fee.
- Pristine Pools early buy chemical order approved with recommended site notes. (MS/DS)
- Unit #42 – Drip from bathroom into lower bathroom ceiling. LPS Plumbing will be sent a work order to inspect this.

V. **ADJOURNMENT**: There being no further business to discuss, AS moved to adjourn the meeting, DS seconded. The meeting was adjourned at 2:20 p.m.

**Next meeting will be held on February 9, 2026.** *Minutes were respectfully submitted by Kelly Terrell on 2/2/26.*