

MULBERRY SQUARE CONDOMINIUM ASSOCIATION
General Meeting Minutes
Monday, April 13, 2026

Board Members Present: Amy Sell(AS), Ina Kirstein(IK), Dan Stevens(DS)
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 1:48p.m.
 - II. **ACCEPTANCE OF AGENDA** – Agenda accepted as presented.
 - III. **APPROVAL OF BOARD MINUTES** - quorum present
 - Minutes were approved from the March 2026 meeting. AS asked for a vote to approve and was accepted without corrections. (DS/Ik)
 - IV. **OLD BUSINESS/FOLLOW UP:** Board action and/or discussion.
 - Board action and/or discussion:
 - *Review of March 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.
 - On-going projects:
 - *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. Bids are being entertained for the water retention, asphalt and concrete under the carports.
- NEW BUSINESS**
- Sinrri's 2026-2028 lawn bid was approved via email on 3/16/26.
 - Asphalt budget maintenance was discussed.
 - Green Trees fertilizing bids were approved. Motion by AS, seconded by DS, carried.
 - UHOA Board membership was reviewed and declined.
 - Midwest Gutter cleaning bid was reviewed, and the board would like one more bid from 1st Choice.
 - Unit #65 – Mod Request for an artificial plant in the hallway was approved. Motion by AS, seconded by MS, carried.
 - MY Quality car port demo bid was reviewed and AS has found a vendor to do the work at a lesser amount.
 - Fiber Clene bid was approved. Motion by AS, seconded by MS, carried.
 - Unit #63 – Laforce buzzer repair work order was reviewed and is on hold until AS

obtains a bid for new door systems.

- Unit #69 – Email concerns were reviewed by the board and AMI will respond that more information in detail will be presented at the road project meeting within a couple of months.

V. **ADJOURNMENT:** There being no further business to discuss, AS moved to adjourn the meeting, MS seconded. The meeting was adjourned at 2:41 p.m.

Next meeting will be held on April 13, 2026. *Minutes were respectfully submitted by Kelly Terrell on 4/20/26.*