MULBERRY SQUARE CONDOMINIUM ASSOCIATION
General Meeting Minutes
Monday, August 10, 2026

Board Members Present:	Amy Sell(AS), Dan Stevens(DS) Ann Maie White(AW), Maureen Silvi(MS)
Board Members absent:	Ina Kirstein(IK)
AMI:	Kelly Terrell (KT), Community Mgr.

I. **CALL TO ORDER**: Amy Sell called the meeting to order at 1:05p.m.

II. **ACCEPTANCE OF AGENDA** – Agenda accepted as presented. (AS/DS)

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

- Minutes were approved from the July 2026 meeting. KT asked for a vote to approve and was accepted without corrections. (MS/DS)

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

- <u>Board action and/or discussion:</u>
  - *Review of July 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 everything looks okay at this time, and 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. Bids are being entertained for the water retention, asphalt and concrete under the carports. Site plan was approved by the planning commission. AS to meet with the zoning board soon.

<u>NEW BUSINESS</u>

- Emails from unit #43 were reviewed. Gardens & Grounds committee is being put on hold for now. Dan will talk to Rachael about addressing the suckers on the trees.
- Board approved Pristine Pools extending the pool closing for two weeks after Labor Day.
- Annual meeting will be held on November 2nd due to the road project meeting that will be held September 14th.
- Loan – AS motioned to proceed with the loan approval for the roadway project with Western Alliance Bank, seconded by MS, carried.

V. **ADJOURNMENT**: There being no further business to discuss, AS moved to adjourn the meeting, MS seconded. The meeting was adjourned at 1:33 p.m.

Next meeting will be held on September 14, 2026. *Minutes were respectfully submitted by Kelly Terrell on 8//18/26.*