

MARYLAND MUTUAL NUMBER TEN, INC.
BOARD OF DIRECTORS REGULAR MEETING

Thursday, October 23, 2014

Res. # 31-34

A regular meeting of the Board of Directors of Maryland Mutual Number Ten, Inc. was held in the Sullivan Room of the Administration Building, 3701 Rossmoor Blvd, Silver Spring, Maryland on Thursday, October 23, 2014 at 9:26 a.m.

Members Present: Mike Showalter, President; Dora Pugliese, Vice President; Janet Martin, Treasurer; Bob Namovicz, Secretary; Paul Eisenhour and Leroy Salazar, Directors

Absent: Dotty VanScoyoc, Director

Visitors: Sara Gordon

Management: Jolene King, Assistant General Manager; Marlene Smith, Mutual Assistant

1. **Call to Order** – Mr. Showalter called the meeting to order at 9:26 A.M.
2. **General Manager's Report** – Jolene King, Assistant General Manager, presented the General Manager's Report for October 2014. It was received, noted and made part of the record. Mr. Showalter directed the meeting to 8. a. Old Business - WSSC road repairs to allow Jolene King to participate in the discussion.
3. President's Comments – Mr. Showalter had received a call from the Dog owner at 14609 Kelmscot, who had discussed having a hearing regarding removal of her troublesome dog; she informed Mr. Showalter that she would remove the dog, without having a hearing by the Board. The Board agreed, without objection, that a letter, requiring immediate removal of the dog should be issued. It was also agreed, without objection that a fine of \$50 per day will be levied for each day beyond the deadline. (NOTE: later in the meeting, the Board, after further discussion, again agreed without objection to the amount of the fine to be levied.)
4. **Approval of the Agenda** – The Agenda was approved as presented.
5. **Approval of the Minutes** – The Minutes of the September 25, 2014, Board Meeting was approved as presented.
6. **Treasurer's Report** –
 - a. Ms. Martin reported that the Mutual had a positive month. Ms. Martin expects the surplus to be maintained throughout the rest of the year.

c. Invoices –

Ms. Martin reported several invoices are very old. They got lost and are dated from 2013.

RESOLVED, that the Mutual 10 Board of Directors approves the payment of the following:

Pay To	Invoice	Work	Address	Name	Total
McFall & Berry	170884	Storm Damage cleanup			\$728.00
Quality Window	35552	Three patio door installations	14638 Kelmscot	Powell	\$4,731.00
"		"	14601 Kelmscot	Grill	
"		"	14712 Lindsey	Michos	
LWPPD	10835	Snaked drain from roof	14715 Lindsey	Showalter	\$193.50
LWPPD	20686	Checked sub panel box	14509 Elmham	Patterson	\$21.50
LWPPD	42641	Replace main water valve	14715 Lindsey	Showalter	\$306.72
LWPPD	42772	Repaired rain gutter	3209 Ludham	Perron	\$17.50
LWPPD	42661	Sidewalk caulking			\$1683.92
LWPPD	42859	Replace front hose bibb & shut off valve	14660 Kelmscot	Price	\$134.45
LWPPD	43415	Replace front & back hose bibbs & shut off valves	14601 Kelmscot	Grill	\$244.10
					\$8,060.69

Ms. Martin made a motion to approve the invoices listed.

The Board unanimously agreed.

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7. Other Board Member Reports –

- Mr. Eisenhaur reported on the Webinar on Aging People. It will take place on November 5th and 18th. Any Boards members are invited.
- Mr. Salazar asked a question regarding the timing on gutter cleanings. Gutter cleanings will occur near the end of November.
- Mr. Salazar mentioned that Jolene King was going to talk to WSSC to discuss the water pressure issue. Mr. Salazar will keep the Board updated.
- Mr. Namovicz reported on the Rules Booklet. There will be a heavy cover for the booklet to make it more durable and sturdy. There will be 200 copies made. A copy will go out to each current resident and extra copies will be on hand for new residents. Mr. Flannery indicated there will be no charge for the black and white copies.

8. Old Business -

- a. WSSC Road Repairs – Mr. Showalter reported on the trench work done on Ludham Dr. Everyone appears satisfied with the repairs. Mr. Showalter stated “We are happy with what WSSC has done with the trench work”. There will be no out of pocket expense if we allow WSSC to complete the rest of the work. Next week WSSC will be milling down and doing the overlay work.

A Motion was made to have WSSC do the remaining trench work for Mutual 10.

The Board unanimously agreed.

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- b. Insurance – Ms. Martin is going to look further into options.

9. New Business

- a. Bench deterioration on Kelmscot - The Bench behind 14648 is in terrible condition. Mr. Namovicz is going to write an article to encourage residents to dedicate benches with a plaque. The bids for new a bench are between \$250.00 - \$750.00. Ms. Pugliese is going to look further into pricing and options. The current bench needs to be taken down. It would not be good for residents to sit on it. Ms. Pugliese is going to call the trash department to see if they can pick it up.
- b. Dog problem (owner of 14609) Kelmscot - Mr. Showalter will visit the resident in 1 week to make sure the dog is gone. If the dog is not gone, a letter will go forth stating

that a \$50.00/per day fine will be issued. Mr. Salazar requested a list of events that occurred with the dog. He recommended the list will better protect the Mutual and decisions.

- c. Consideration of doing an E-rating audit - Mr. Namovicz reported on the benefits of doing an E-rating audit. Allocating energy cost would be beneficial to each resident. Mr. Namovicz recommended putting together a plan as soon as possible. A committee will prepare a procedure description; Mr. Showalter and Mr. Namovicz will report at our next meeting.
- d. Consider development of a group contract with electricians to do aluminum-copper conversions – Open discussion pertaining to different approaches to do aluminum-copper conversions. Mr. Showalter and Paul Eisenhour will work on getting more information. Ms. Pugliese will update the Board on her conversion.
- e. Hearing for dog owner at 14609 Kelmscot - Previously addressed during meeting.
- f. ABMs –

(1) Sara Gordon – *Approved by the Board.*
ABM for Kitchen remodeling.

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- 10. Open Forum –

Mr. Showalter made a motion to allocate \$15,000 to replace the (Gable) roof at 14628 Kelmscot Dr.
Mr. Showalter will get a bid from Clay Kenney for the work.

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- 11. Adjournment - The meeting adjourned at 11:02 A.M.

12. Next Meeting - Next meeting will be held on December 11, 2014 in the Montgomery Room at 2 PM in Clubhouse I.

Mike Showalter, President

ATTEST:

Bob Namovicz, Secretary