

Maplewood Civic Club  
Board of Directors Meeting  
Maplewood Civic Club Annual Meeting 2022  
November 10, 2022

The meeting was called to order at 7:00 PM. In attendance were Phil Kunetka, Mike Wilson, Linda Carruth, and Bob Baumgartner and a number of homeowners from the Maplewood community. The minutes of the last annual meeting were approved.

The first order of business was the election of board members. Phil asked for nominations - none were received. A motion was made to elect the proposed board, and it was seconded and approved. Phil asked for nominations to the architectural committee – none were received – It was moved and seconded and approved to elect the architecture committee as proposed.

Phil noted that Randy was on vacation, and then described the status of our two accounts that make up dues. He read from the report provided by Randy – the 12/31/21 bank balance was \$145,528.95. With income and expense and capital expenditures during 2022 the current balance is \$168,724.57 with some expenses still to be paid before the end of the year. Phil noted changes in the fiscal year for the Constable's office as it will affect our agreements, and we will make appropriate accounting entries.

Linda Carruth - Landscape and Website report . Linda explained what areas are covered, showing the area map, and noting that the Club maintains the Renwick easement while the City handles the rest. She noted that we have a yard of the month program that Alice Tutt manages. Linda managed the installation of flowers and other plants at the new signs, and has, herself, conducted a watering campaign since the installation in the spring of 2022. She stated an interest in trying to achieve installation of a water supply to the three sign locations during the next year. We have contracted help for picking up trash and trimming vegetation in these areas.

Bob – Architecture Committee. Bob provided a review of what he and the committee and volunteers do to maintain integrity of neighborhood by enforcing deed restrictions. He explained that the architecture committee goes on even if the Club does not exist. Bob reviewed the use of yellow cards to notify and remind owners of various issues that arise – keeping property in good order. Bob provided notes about issues with parked cars and operation of businesses from some homes. He and others drive the neighborhood frequently. He noted that calling 311 for City engagement regarding issues and concerns will effect a record to keep up with complaints. The group sends out between between 30 and 50 yellow cards per month to seek owner's compliance with property maintenance requirements. Bob also reviewed the status of assessments

– he explained our program to apply a 4 year period to accumulate assessment defaults for lawsuits, and that there are 18 small claim lawsuits now at the end of the most recent 4 year term.

Mike Wilson, Club Secretary, gave an update on the three new Maplewood signs and reviewed the cost to complete. With an initial budget of \$30,000, the final cost was right at \$23,000.

Phil reviewed Security for Jerry who was unable to attend. We have effectively achieved a doubling of our coverage by constables by partnering with the Robindell subdivision.

The board had previously approved adding a resolution to the Civic Club records providing for a payment plan for those owing past due assessments, and that resolution was filed with public records on December 6, 2022.

Votes were counted subsequent to the annual meeting showing that the proposed fees for dues and security were approved by homeowners as follows:

For the Assessment	87
Against the Assessment	9

The meeting was adjourned at 8:08 PM.