

Mapleton at Countryside Condo Owners Association
Annual Meeting Minutes
December 4, 2023

All board members present:

Jacob Pfister
Rebecca Ophoff
Mary Manes
Nancy Miller
Milton Goodwin
Elizabeth Johns
Rose Spiller

Also present:

Mike Caskey, M Group Management
Amber Harrison, M Group Management

6:36 Meeting convened

Opening Remarks - Mike Caskey

Announcement of Quorum – Jacob Pfister
-Sign-in sheets tallied by M Group

2022 Annual Meeting Minutes
-Read by Jacob Pfister
-Approved by owners by voice vote, none opposed

Building Project Update – Mike Caskey
-Brick/siding work completed on all buildings
-Punch list 70% complete

Review of Additional 2023 Projects – Jacob Pfister
-Tree trimming
-Mulching and tree rings
-New street signs and painted posts
-New No Parking and Stop signs
-Flushed street drains
-Repaired entrance monument

Proposed 2024 Projects – Jacob Pfister
-No Fishing signs
-Repair of mailbox stands
-Door painting
-Address drainage issues and repair stub streets
-Wood/trim repair and painting

2023 Financials – Rebecca Ophoff

2024 Budget and Dues Increase – Jacob Pfister / Rebecca Ophoff
-Due to many factors, insurance premium went up significantly the last 2 years
-Despite treasurer's best efforts, we must increase dues to cover the increase in premium

Special Q/A related to 2024 Budget

- Questions related to dues not having increased for 3 years, how the building project was paid for, the fiscal calendar, funding to address drainage issues, amount of hail damage insurance claim, special assessment insurance, and budget/dues outlook for the future.
- All questions answered by Rebecca Ophoff, Mike Caskey, and Walt Dieter (construction project liaison)

Presentation of Director Ballot – Jacob Pfister

- 3 Vacancies
- Mary Manes, Rebecca Ophoff, and Rose Spiller running for reelection
- Asked but received no volunteers for write-in candidates

Community Vote on 2024 Budget and Board of Directors

- Paper ballot
- Results tallied by M Group

General Q/A

- Questions related to vehicles speeding, kind of tree planted in owner's yard, fall landscaping, and completion of construction punch list items
- All questions answered by the Board and Mike Caskey

Presentation of Voting Results – Jacob Pfister

- Budget passes 33 to 5
- All directors reelected with 37 votes each

Meeting adjourned at 7:35 p.m.