



## **MONMOUTH WAY MAINTENANCE ASSOCIATION BOARD OF DIRECTORS MEETING**

### **Minutes January 21, 2025**

#### **In attendance**

- Board members Jacqueline Bigelow, Kim Kohinke, Dan McCarthy, Maureen Noonan, Emily Thompson, Andrew Trovato, Edgewater Management Group representative Kelly Wolfe

#### **Minutes**

- Reviewed December meeting action items for completeness.

#### **Financials/Manager's Report**

- Review of monthly payments received and monthly expenditures. It was requested previous month expenditures be added to the report and that the CD balances be displayed.
- Review of outstanding accounts. Seven (7) units are delinquent on payments and 11 units sent in wrong assessment amounts for December and/or January.

#### **Issues Log**

##### New/existing issues

- Unit 115 --Flooding near and under deck of unit 115 to be addressed.
- Unit 127 – repair valve to the outside water.
- Unit 133 – outside water valve leaks inside the unit.
- Bike shed cleaning will happen in the Spring.

### Closed Issues

- Main water shutoff in building 4 repaired.

### **Projects**

#### New/Existing Projects

- Water pools in the parking area near building 7, creating icy conditions in walkways and between cars. Need to determine source of water.
- Pressure washing will be done in 2025.
- Carpenter ant treatment is in April 2025.
- Sealcoating road scheduled for 2025.
- Engineer hired to do site visit to determine state of decks.
- Mulch -- quotes needed to make determination.
- Dryer vents will be cleaned in 2025.

#### Closed Projects

- Drain jetting complete.

### **Discussion Items**

- The Board reviewed the revised Repair policy.
- Snowstorm parking and plowing. Residents do not always follow the winter parking regulations. Clarification of the process will include plowing, moving, moving back, shoveling, paying fines.
- Salt buckets. Residents posted question to Kelly about where to get the salt and buckets.
- Commercial vehicles.

### **Newsletter Discussion**

Newsletter articles were approved.

### **Next meeting date.**

The next meeting is scheduled for February 18, 2025.

### **Adjournment.**

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,  
Kim Kohinke, Secretary