



**MCA BOARD OF DIRECTORS MEETING  
THURSDAY, APRIL 13, 2023**

**MEMBERS  
PRESENT:**

Marilyn Maleckas, President  
Michelle Johnston, Vice President  
Tom Bondur, Secretary  
Stan Miska, Treasurer

Paul Easley, Director  
Amy MacDougall, Director  
Chris Perone, Director  
Mark Pienkos, Director

Mike Mazur, Assembly Chair  
(Non-Voting)

**EXCUSED ABSENCE:** Tom Pound, Director

**STAFF PRESENT:** Frances Rippondi - MCA General Manager and Mike Mazur, MCA Director, Administration & Community Support

President Maleckas called the meeting to order at 1:00 p.m. It was noted that a quorum of the Board of Directors was present and required notice was given.

**MINUTES OF PRIOR MEETING**

On a motion by Mr. Pienkos, seconded by Mr. Easley, the Minutes of the March 6, 2023 Organizational Meeting and the amended March 9, 2023 meeting of the Board of Directors were unanimously approved.

**PRESIDENT'S COMMENTS**

Ms. Maleckas welcomed everyone and advised that the matter with 4535 Glebe Farm Road has been resolved and is removed from the agenda.

**OWNER COMMENTS ON AGENDA ITEMS**

None.

**ACTION ITEMS**

Loan Principal Repayment Resolution – On a motion by Amy MacDougall, seconded by Michelle Johnston, the resolution to make a principal payment of \$328,000 toward the balance of the \$3.2 million loan was unanimously approved.

**OLD BUSINESS**

None

## **FINANCE**

Mr. Miska provided a brief report on the financial results of the first month of the fiscal year.

## **MANAGER'S REPORT**

Ms. Rippondi reported:

- The MCLWF phase II parking lot is in progress. Site improvements to follow are to erect light poles, asphalt paving, irrigation, landscape, and final plumbing and electrical inspections. The project should be finished in May.
- 5/6 Fitness Bridge - The engineering drawings were submitted to county for permitting.
- Center Court Lounge - CCL Phase III deck has been permitted and demolition is underway with paver installation and decking to follow.
- The manager has conferred with architects and sources in evaluating acoustics.
- The replacement of 300' of storm damaged fence along Gocio Road Extension is being estimated.
- Pickleball – Received conceptual pickleball drawing from architects. Once survey is complete, drawing will be finalized.
- The Kitchen Dry Storage and the Meadows Pro Shop HVAC units are being replaced due to excessive leakage and end of useful life.
- Audit is slated for mid-May. Staff have been preparing required schedules and documentation.
- May 12 is the aquatic planting date.

## **COMMITTEE LIAISON REPORTS**

*Standards – Tom Bondur*– Mr. Bondur reported on the activities of the committee to date. Community improvements continue with applications for window replacement, painting and tree and landscaping matters.

*Best Kept – Leslie Totten, Chair* –Written report attached.

*Communications– Tia Calomeris, Marketing Director* – Ms. Rippondi reported that the April Earth Day recognition will include a week of presentations and a Saturday of events. Presentations include Composting Station, Community Bee Hotel, Wildflowers & Native Plants and much more.

*Community Activities/Involvement, Michelle Johnston, Liaison* – Ms. Rippondi reported that programs are in development for Homeowner's 101, Safety and AVIVA awareness.

*Maintenance – Jo Evans, Chair* – There was no report.

*Safety –Michelle Johnston, Liaison* – Michelle Johnston has been appointed as the Safety Chair and will also serve as its Board Liaison.

*Emergency Preparedness – Bob Clark and Mike Mazur, Co-Chairs* – Mr. Mazur reported that the committee is on hiatus until May 9, 2023 when its first meeting will be held. New volunteers have been appointed by multiple Associations.

*Assembly – Ned Boston and Mike Mazur, Co-Chairs – Mike noted changes in the leadership of the Assembly with Ned Boston taking over as Chair of the Assembly Executive Committee and the election process. Ned and Mike will co-chair the program content of the Assembly.*

*Water and Wildlife – Mark Pienkos, Liaison – Mr. Pienkos reported that the committee will be meeting in early May.*

*Liaisons -*

- *TMCC – Marilyn Maleckas – Ms. Maleckas covered highlights of the written report attached.*
- *Aviva and The Meadows Center for Nursing and Healing – Paul Easley — Mr. Easley reported that AVIVA continues to offer excellent programs.*
- *Meadows Village Center – Chris Perone – Mr. Perone reported that he has met with the Village Center Manager and Mr. Perone is gathering volunteers to improve the appearance of the landscaping at the center with it bearing the cost of materials.*

### **OWNER COMMENTS**

Mr. Doug Lind of 5058 Marsh Field Rd and 3546 Richwood Link expressed his objections to the restrictions on pickup truck parking.

Catherine Sidor of 2211 Meadowlake Ct. indicated that she has difficulty hearing at MCA meetings and their location is not always clear.

Ken Ludwig of 3007 Rosemead suggested that the Best Kept Committee cease monetary awards. He also questioned the monitoring of the upkeep of MCA assets leased by the TMCC.

### **ADJOURNMENT**

On a motion by Ms. Johnston, seconded by Mr. Bondur, the Board moved to adjourn the meeting at 2:05 pm.

Minutes recorded by Mike Mazur, MCA Staff

Minutes submitted by Tom Bondur, MCA Secretary.