

**MINUTES OF THE  
ANNUAL JOINT MEETING OF THE  
MAREE ROUGE CONDOMINIUM ASSOCIATION, INC. and  
THE BOARD OF DIRECTORS**

**OCTOBER 18, 2025**

The annual meeting of the Association was scheduled and commenced on October 18, 2025, at 9:00 am CST, via FreeConferenceCall.com, from Unit 3D, for the purpose of electing the directors of the association and for transacting any other appropriate business.

Free Conference Call: 1.605.468.8868, Code: 3612719

Rick Trethaway called the Association Property Owner's meeting to order at 9:01 AM CST.

In attendance on the FreeConferenceCall.com and in person were:

Name:	Ownership percentage
Rick Trethaway(3D) – present in 3D	12.5%
Debbie Zuluaga (2A) - absent	12.5%
Robert Dorazil (2C) - absent	12.5%
Joe Mazon (2B & 3C) - present on call	25.0%
Vickie Kessler (2D) -present on call	12.5%
Robyn & Mike Cornell (3A) -present on call	12.5%
Scott Kraeger (3B) - present in 3D	12.5%

Quorum was declared by the President with 75% of the owners present.

1. The minutes of the Association Property Owners meeting from October 26, 2024 were distributed for approval.

A motion for approval of the minutes was made by Rob Cornell, seconded by Vicki Kessler. Motion passed unanimously.

2. Rick Trethaway announced that the floor was open for nominations and election of the board of directors of the Maree Rouge Condominium Association, Inc..

The following nominations were made and seconded.

Scott Kraeger (3B): President      Motion: Rick Trethaway, Seconded: Mike Cornell

Vicki Kessler (2D): Vice President      Motion: Scott Kraeger, Seconded: Mike Cornell

Michael Cornell (3A): Secretary/Treasurer      Motion Scott Kraeger, Seconded: Joe Mazon

All were duly elected to serve on the Board.

- o Rick Trethaway will get signature cards for the newly elected officers so that they can conduct business of the association with First US Bank.

The Association property owner's meeting was adjourned at 9:15 AM CST.

Scott Kraegar called the Maree Rouge Board Meeting to order at 9:16 AM CST.

Attendees: Scott Kraegar (3B): President

Vickie Kessler (2D): Vice President

Rob Cornell (3A): Secretary/Treasurer

Owners: Robyn Cornell, Rick Trethaway and Joe Mazon were also in attendance for the Board meeting.

The following items were discussed and/or approved:

The minutes of the Maree Rouge Condominium Association, Inc. were approved at the Board Meeting. Motion passed unanimously.

Mr. Rocky Jackson (CPA) was approved to prepare IRS form 1120-H for the fiscal year of 2025. Motion passed unanimously.

Joe Mazon presented the 2024/2025 Actual Expenses and discussed a possible 2026 Budget for the Association.

1. Revenue – Association Dues have been at \$550 for 10 year. Due to prior repairs and expenses for the building (Elevator, Sprinkler valve, Door replacement, Siding Repair, etc), the Reserve fund has been depleted. Rick Trethaway also informed the Board and members that he can not longer serve as the Grounds Manager and Repairman.
2. To address the depleted Reserve Account. the Board, along with Members input, The Board implemented a one-time assessment of \$625 per unit to bring the Reserve fund to \$5,000.
3. To address the budget shortfall, as expenses have increased over time (new inspections and fees have been implemented by the City of Tuscaloosa Fire Department, Association insurance costs have increased, Elevator telephone line, management, landscaping and grounds will need to hired out), the quarterly dues will increase from \$595[(\$550 + \$45 (Starlink))] to \$700 per unit per quarter. That should leave an approximate \$1,000 balance for unforeseen expenses. The proposed Budget was accepted and approved after discussion and the actions taken above.
4. These special assessments and quarterly due increases should be sent to Rick Trethaway by November 1, 2025. (Current due date for normal quarterly dues). Look for communication from the new Board Officers for information as to where to send the February 1, 2026 dues.
5. The Board discussed replacing the mailbox with a new unit (\$4,000) that can accept packages. The current unit can accept two packages, however the locks are broken. Rick will contact a locksmith to get the current boxes repaired.
6. A solution to winter freezing temperatures and potential for freezing pipes was discussed. The Board has decided to get in an expert to evaluate insulation requirements as a possible solution.
7. Common area lighting fixtures were discussed. Burned out bulbs and fixture replacement vs. installing new LED fixtures and bulbs was discussed. The 24 lights will be evaluated, and a decision will be made at a later date.
8. Cleaning dryer vents was discussed. The Board approved the action of hiring a service to clean all 8 unit's dryer vents. This should take place on an annual basis.

9. Power-washing the exterior of the building was discussed. The intention is to get a quote and conduct the cleaning in Feb/Mar 2026.

The balance at First US Bank as of September 30, 2025:

DDA Checking Account (9521)      \$5,301.66

- o The 2025-2026 Insurance premium (\$6,500) is still outstanding and will be paid as soon as dues and assessments are received.

Other business: None

The meeting was adjourned at 9:48 AM CST.

**Minutes respectfully submitted,**

**Joe Mazon**

**Secretary, Maree Rouge Condominium Association, Inc. & Maree Rouge Board of Directors**