

Ada Moorings Condo Association

Minutes of Board Meeting held at 7:30pm on August 10, 2016 at the Front Gatehouse

Attendees	Chris Beckering (president), Chris Appie, Bob Ayars, Gabe Hartman, Sean Lewis (secretary), Missy Meighan, Jeff Yost (treasurer)
Absent	

I. Approval of Minutes

Minutes from the last board meeting (June 22, 2016) were approved.

II. 2017 Board Leadership Transition Plan

The board discussed possible leadership transition in 2017.

III. Communications To The Board Are Not Confidential

Homeowners should take note of the following.

Any communication sent to the board is not confidential. The board may, in its sole discretion, disclose any communication, or any portion thereof, as it deems appropriate. The board acts as a representative of the entire community. Thus, if the board deems disclosure, in whole or in part, is in the interest of the community as a whole, it may make that disclosure.

IV. AMCA Email Distribution List Update

The board is continuing work to compile a list of homeowner email addresses. Bob Ayars continues work spearheading the project.

V. Treasurer's Report

A. Dues Collection

1. As of today's meeting, 148 of 151 owners have paid their dues (exclusive of late fees, if any) in full. Of the three (3) remaining owners, one paid all but \$10 of their dues; the other two (2) are on approved payment plans and are paying as agreed.
2. Four (4) owners still owe late fees.
3. **Action item:** Send out letters to delinquent owners.

B. Budget vs. Actual

1. We are currently approximately \$9,200 better than budgeted.
2. Working capital has added \$975 since the last meeting.
3. AMCA portion of front entrance expenses have been paid in full.
4. Legal bills have been paid to date.
5. Much of the surplus funds (currently approximately \$9,200) has been budgeted for various projects that have not yet been undertaken/completed/invoiced.

C. Balance Sheet

1.Checking:	\$86,179.30
2.Savings:	\$14,006.25
3.Total:	\$100,185.55

VI. Pending Sales

- A. 8020 Thornapple Club Dr. SE
- B. 7737 Thornapple Club Dr. SE

VII. Road Committee Update

Seal coating has been completed in Ada Moorings North. Cracks have been sealed throughout the neighborhood, except for the areas that AMRC plans to replace next year. AMRC has paid to repair/replace signs that were vandalized.

AMCA’s portion of the AMRC budget in 2017 is estimated to be in the neighborhood of \$55,000, subject to AMRC passing a final budget and receiving approval from the respective associations.

VIII. Front Entry Update.

The association responsible for the front entrance (TCCA) has completed the process of installing additional trees in the front entrance area to provide screening for the neighborhood. The AMCA portion of the expenses have been paid.

IX. Pump Station Update.

TCCA has not yet approved any action for aesthetic improvement. Beckering remains in contact with the TCCA president about this issue.

X. Beaver Update

Beavers have completely obstructed drainage in the middle pond. The board will continue to monitor the situation.

XI. Dog Issues

- A. The board reviewed additional correspondence received from the Bowmans and Wilcox. The Bowmans declined to provide the board with additional information that had been requested by letter.
- B. The board agreed that the ongoing issues need to be resolved, and that disclosure of certain complaints to the Bowmans was necessary to achieve resolution and was therefore “in the interest of the community as a whole.” Disclosure of certain documents was approved by the board.
- C. The board will take up the matter at its next scheduled board meeting to determine whether the Bowmans are in violation of the bylaws and master deed.

Specifically, the board will consider whether (1) the dogs are “dangerous animals”, (2) the dogs are a nuisance, and/or (3) keeping these dogs violates the provision of the master deed providing that: “No co-owner shall use his or her unit or the common elements in any manner . . . which will unreasonably interfere with or impair the rights of any other co-owner in the use and enjoyment of his or her unit or the common elements.”

1. The Bowmans, as well as the five families who have complained about the dogs, will be provided written notice of the meeting and opportunity to be heard on the issue.
2. If other owners have a complaint about the dogs and notify the board in advance of the meeting, they will be given an opportunity to be heard as well.
3. Each party will be given five minutes, subject to the discretion of the board, to present such facts and information to the board as they deem appropriate. The Bowmans will be given 10 minutes, subject to the discretion of the board, to respond.
4. The board will consult in executive session and then make a decision.

XII. Other Inquiries/Issues/Requests/Complaints

A. **Requests** -- The board voted unanimously to approve the following, subject to homeowners obtaining any necessary permits from the Township:

1. Proposed shed installation at 1153 Spice Bush Dr.
2. Proposed exterior upgrades to windows, doors, and garage door at 938 Thornapple Club Court.

B. Inquiries

1. A homeowner inquired about whom to contact to use the Front Gatehouse. The appropriate point of contact is Kelly Schmidbauer with TCCA.
2. A homeowner on the lower (southeast) pond inquired about algae and weed treatment for her pond. She was informed that homeowners abutting ponds have historically worked together to obtain pond treatment through licensed vendors after obtaining a state permit. The board supports such collective action and encouraged her to consult with her neighbors.

C. Complaints

1. 7910 Dogwood Meadows Ct: A complaint was received about outdoor storage of a boat and jet ski. A letter will be sent addressing these issues and the ongoing issue of outdoor storage.
2. 950 Thornapple Club Court: A complaint has been received about a dead tree, outdoor storage of a camper, and overnight parking. A letter will be sent addressing these issues.
3. 902 Dogwood Meadows Dr.: A complaint has been received about a dead tree in the front yard. A letter will be sent addressing the issue.
4. 938 Thornapple Club Ct.: A complaint was received regarding overnight street parking by a guest at this address. The matter was brought to the attention of the homeowner and has been resolved.
5. 841 Dogwood Meadows
 - a. A complaint was received about parking a trailer outdoors. The issue has been resolved.
 - b. A complaint was received about storage of trash bins. The bins are being kept in compliance with the bylaws. No action is required.
6. 842 Dogwood Meadows: A number of complaints were received regarding overnight street parking by the residents of this address. The matter was brought to the attention of the homeowner and has been resolved.
7. 1165 Dogwood Meadows: A complaint was received regarding landscape maintenance. The issue has been resolved.

D. **Other:** Hartman to work on updating the photo on the AMCA website.

XIII. Next meeting: Sept. 15, 2016 at 7:30pm at the front gatehouse. Matters other than the dog issues will be discussed from 7:30pm to 8:30pm. The hearing on the dog issues will begin at 8:30pm.