

Ada Moorings Condo Association

Minutes of Board Meeting held at 7:30pm on May 11, 2016 at the Front Gatehouse

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

I. Approval of Minutes

Minutes from the last board meeting (March 30, 2016) were approved.

II. Treasurer's Report

A. Dues Collection

1. As of today's meeting, eight (8) owners have failed to pay dues or contact the board. Letters to the homeowners notifying them of the delinquency and the assessment of late fees have been sent. Late fees will continue to accrue until payment is made.
2. The remaining owners have either paid in full or are on approved payment plans.

B. Budget vs. Actual

1. We are currently approximately \$12,858 better than budgeted.
2. However, most of those funds have been budgeted for various projects that have not yet been undertaken/completed/invoiced (e.g., pump house project, front entryway, etc.).

C. Balance Sheet

1. Checking: \$90,144.48
2. Savings: \$14,003.87
3. Total: \$104,148.35

D. Miscellaneous

1. Beckering reached out to the title agent regarding failure to pay a recent transfer fee. The company agreed to pay the fee. We are awaiting receipt of the payment.
2. AMN requested reissuance of previously tendered payment for the AMCA share of the tot lot expenses. AMN waited too long to deposit the checks and could not do so. Yost reissued the checks.

III. Road Committee Update

Beckering and Ayars provided a road committee update. The cost of snow plowing and salt removal for the 2015-16 winter was \$10,571, which was significantly better than budgeted due to the light winter. Crack sealing is scheduled to proceed this spring/summer as planned. The road committee will discuss replacing or refurbishing the vandalized stop near the front entrance.

IV. Landscaping Update

Mulch has been installed in common area beds.

V. Front Entry Update

TCCA has approved a plan to plant trees to address the headlight issue on the east side of the entryway. The board voted to approve \$3,174.35 to pay for planting of 5 new evergreens at the front entrance to shield homeowners from the headlights of incoming traffic. The funds will also pay for the installation of mulched beds around the newly installed trees. The board also approved paying its proportional share (66.2281% of \$750) to remove two trees that must be removed from the front entryway grounds.

VI. Beaver Update

The DNR has been contacted about the ongoing beaver issues. We are awaiting resolution.

VII. Dog Issues

- A. The board will respond to a recent email from the Wilcox's attorney.
- B. The board is awaiting the Bowman's written response to the board's last written inquiry.

VIII. Other Inquiries/Issues/Requests

- A. Email list. The board is continuing work to compile a list of homeowner email addresses. Bob Ayars continues work spearheading the project.
- B. Road sign painting. Bob Ayars has been working on repainting the signs on his own personal time. The board thanks him for his continued efforts.
- C. Yard sales. A homeowner inquired whether yard sales are permitted. The answer is yes, as nothing in the bylaws or master deed prohibit them.
- D. Use of Gatehouse. Homeowner who inquired about the use of the front gatehouse was referred to TCCA, which controls the property.
- E. The owners of 7941 Thornapple Club Dr. sought approval to replace their existing deck. The board reviewed submitted plans and approved.
- F. The owners of 7955 Thornapple Club Dr. sought approval to remove two dead/dying trees. The board approved (Lewis abstained from voting).

IX. Next meeting: TBD.