

Ada Moorings Condo Association

Minutes of Board Meeting held at 7:30pm on November 24, 2015 at the Front Gatehouse

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

I. Approval of Minutes

Minutes from the last full board meeting (August 25, 2015) and the special board meeting (November 8, 2015) were approved. Yost or Hartman will post to the website.

II. Treasurer's Report

A. Dues Collection

1. 150 owners have paid in full.
2. One owner has a balance of \$160. Payments are being made.

B. Budget vs. Actual

1. We are currently 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: \$27,803
2. Savings: \$14,001
3. Total: \$41,804

D. Dues for 2016

1. The board voted unanimously to approve dues of \$795 for 2016. This amount will permit us to maintain funding at current levels.
2. The dues notice will go out after the annual meeting.

E. Pending and Completed Sales

1. A number of properties are for sale.

F. Action Items

1. Yost will follow up with one delinquent owner with a payment plan.

III. Annual Meeting

- A. The meeting is scheduled for **January 20, 2015 at 7:30 pm.**
- B. The meeting will take place at the **Ada Parks Building** as per usual.

IV. Road Committee Update

Next year the Committee will be doing maintenance such as crack sealing. In addition, the committee will be seal coating the roads in Ada Moorings North, which will extend the life of those roads and lead to long-term cost savings.

The board voted to approve the 2016 Road Committee budget to complete the above projects.

V. Front Entrance Update

Chris Beckering will continue to work with TCCA to explore the possibility of planting trees to address the headlight issue on the east side of the entrance.

VI. Beaver Update

Lewis will remain the point of contact and continue follow up as per approved Board course of action.

VII. Dog Issues

- A. The Board followed up on and discussed the issues raised at the special meeting held on November 8, 2015. The owners of the dogs in question have provided confirmation of training and a plan to ensure that the dogs are under control. As the dogs are going through the training regimen, they are wearing muzzles while on common elements. In addition, the owners stated that the dogs are on a leash at all times while outside. The board is satisfied that the issues are being handled appropriately and in a way that appropriately assures community peace and safety.
- B. The Board responded to a November 9, 2015, letter from another resident addressing similar concerns. The Board's response summarized the proceedings and plan from the November 8, 2015 meeting. No further communication has been received.
- C. The attorney for the party who submitted the letter than led to the November 8, 2015 meeting contacted the board to provide his contact information. He stated, in sum or substance, that he was reaching out as a courtesy only and did not have any plans of suing the Board or the Association.

VIII. Other Inquiries/Issues/Requests

An issue was raised about the use of drones in the neighborhood. The Board believed that the existing laws and rules adequately govern this issue. To the extent there are trespass issues, residents should contact local law enforcement. The Master Deed also prohibits the use of any common elements in a manner that will unreasonably interfere with or impair the rights of any other co-owner. The Bylaws prohibit nuisances and provide for the imposition of fines and other remedies if needed.

IX. Next meeting: The annual meeting. **January 20, 2015 at 7:30 pm** at the Ada Parks Building.