**­­Ada Moorings Condo Association**

Minutes of Board Meeting held at 7:30pm on August 25, 2015 at the Front Gatehouse

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

1. **Approval of Minutes**

Minutes from the last board meeting (July 8, 2015) were approved.­­­ Yost will post to the website. Future minutes will be posted more quickly.

1. **Treasurer’s Report**
   1. **Dues Collection**
      1. 148 owners have paid in full.
      2. One payment plan is current.
      3. One payment plan is delinquent.
      4. One owner still has not paid (parcel 41-15-34-479-061) or contacted the board.
   2. **Budget vs. Actual**
      1. We are currently approximately $17,933 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., cul-de-sac tree replacement project, pump house project, front entryway).
      3. Also, the September bill for Everkept has not yet come in.
   3. **Balance Sheet**
      1. Checking: $35,635.15
      2. Savings: $14,000.00
      3. Total: $49,635.15
   4. **Updates on Old Business**
      1. A second letter has been sent to the delinquent owner (parcel 41-15-34-479-061) noting the dues deficiency and the accrual of late fees. Board members also visited the owner and hand delivered a copy of the letter.
   5. **Pending and Completed Sales**
      1. 1165 Spicebush is for sale.
      2. 853 Dogwood has been sold and the transfer fee has been paid.
   6. **Action Items**
      1. Yost will follow up with delinquent owner with a payment plan.
      2. Lewis will have a notice of lien prepared if payment in full, including late fees, is not received on parcel 41-15-34-479-061 by September 11.
2. **Road Committee Update**

The road committee has been discussing how to best proceed with future phases. The engineer recommends that a full 3.5 inch replacement as we go forward. The Committee will be generating a proposal for the associations in the near future. In addition, the Committee is exploring placement of durable post-protectors for sign posts in the neighborhood.

1. **Landscaping Updates/Issues**
   1. **Discussion:** 
      1. The board has solicited bids for future landscaping work. We are awaiting receipt of bids.
      2. Ayars has arranged for Bartlett to remove the dead plantings and plant a replacement sugar maple in the Dogwood Meadows cul-de-sac. The cost of removal is $269, and the overall cost is projected to be $615. The new tree is scheduled to be planted in September. The board approved the plan.
   2. **Action Items:**
      1. Ayarswill field incoming landscaping bids and advise the board.
      2. Ayars will continue to manage the removal of dead trees and the installation of trees in the cul-de-sac.
2. **Front Entrance**

BECKERING will continue to dialog with the TCCA president about issues related to the front entrance. It is our understanding that TCCA plans to remove and/or replace the three dead bushes in the spring. TCCA is studying the issues of painting and the berming.

1. **Fountains**

Ayars replaced the fuses on the front fountain. Ayars and Yost also worked on the timer and activated it in response to requests from homeowners that the fountain be deactivated during the night.

1. **Newsletter**

The board determined that we will wait until next year to circulate a newsletter.

1. **Beaver Update**

We are awaiting action by DNR, and the issue remains outstanding. Lewis will remain the point of contact and continue follow up.

1. **Inquiries/Requests**

Gabe Hartman of 1153 Spicebush Drive requested permission to plant evergreens at the back of his property to match the neighbors’ plantings. The board approved the request.

1. **Next meeting:** October 14, 2015 at 7:30pm at the front gatehouse.