

Ada Moorings Condo Association

Minutes of Board Meeting held at 7:30pm on May 12, 2015 at the Front Gatehouse

Attendees	Chris Beckering (President), Chris Appie, Gabe Hartman, Sean Lewis (Secretary), Bob Ayars
Absent	Jeff Yost (Treasurer), Missy Meighan

I. Approval of Minutes

- A. Minutes of the March 24, 2015 meeting were approved.
- B. **Action Item:** **YOST** or **HARTMAN** to post to website as soon as possible.

II. Treasurer's Report

A. Dues Collection

- 1. 145 owners have paid in full.
- 2. 5 are on a payment plan and are paying as agreed.
- 3. Parcel 41-15-34-479-061 has not paid or contacted the board.

- B. **Transfer Fees:** Two transfer fees received; approximately five more pending.

C. 2015 Budget vs. Actual

- 1. Actual expenses are currently \$11,000 below our approved budget.
- 2. A number of expenses are pending, however, including:
 - i. Up to \$2,000 for tree replacement pending.
 - ii. Up to \$2,500 for pump station aesthetic project pending.
 - iii. Approximately \$2,000 of trash dues at the end of the month.
- 3. AMRC has been paid (\$77,930.74) for 2015 covering PHASE II roads, road repair, 2015/2016 Snow & Salt.

D. Balance Sheet

- 1. Checking/saving total: \$56,668.77.
- 2. Accounts receivable: \$4,132.69.

E. Action Items:

- 1. **LEWIS** to locate the bankruptcy letter the board received in reference to parcel 41-15-34-479-061 and send a letter if appropriate.

III. Road Committee Update – Phase II (Chris/Bob)

- A. Payments:** All associations have paid for Phase II. AMCA has also paid its portion for repairs and next year's plowing.
- B. Scheduled start and end dates:** June 16, 2015 (start). June 26, 2015 (end).
- C. Bonding:** Road committee waived bonding, which resulted in savings.
- D. Budget Discussion:** The board discussed what steps would be appropriate if the Road Committee had more money than anticipated available for Phase II. NOTE: the discussion was moot because the board later learned there was no surplus.
- E. Road Committee Organizational Possibilities:** The Road Committee is weighing various options for its corporate/organizational structure. The Road Committee is unable to incorporate as a condo association or a 501(c)(3). Its options are to establish itself as a 501(c)(6) or the IRS will treat the entity as a for-profit organization. It would cost approximately \$1,800 to set up the organization as a 501(c)(6), but it is uncertain if the IRS will allow it. The board has no objection to the Road Committee seeking 501(c)(6) status if that is what the Road Committee deems best.
- F. Discussion of Phase III:** The board discussed various options for Phase III. The Road Committee will ultimately submit a proposal for board approval / rejection.

IV. Landscaping Updates/Issues

- A. Mulch:** Mulch has been installed. Thanks to Ayars for coordinating.
- B. Contracts for future services:** The board will consider companies interested in performing landscaping service for the future. The names and contact information for any interested companies must be submitted not later than August 1, 2015. The board will then determine from which companies to solicit bids. We would anticipate soliciting 3-5 bids in September, with a decision by the end of the year.

C. Action Items

1. **AYARS** to follow up with tree service to schedule tree replacement in the Dogwood Meadows cul-de-sac.
2. **AYARS** to seek bids for 2016 and beyond.
3. **BECKERING** to talk with homeowner (and other associations if appropriate) and fencing company regarding possibility of addressing the pump station aesthetic project issue with fencing, etc.

V. Front Entrance

A. **Update:** TCCA has a new president.

B. **Action Item:** **BECKERING** to reach out to the new president to discuss issues related to the front entrance (e.g., berm extension, painting, etc.)

VI. **Fountains:** Winchel invoice for fountain service was sent to former board member Sprich. Yost has arranged to change to point of contact and pay the invoice.

VII. Newsletter

A. **Update:** Summer newsletter is in the process of being prepared.

B. **Action Items:**

1. **BECKERING** to circulate draft to board. Target completion by the end of May and distribution in June.
2. **AYARS** and **HARTMAN** (and others as needed) will distribute.

VIII. Beaver Update

A. **Update:** The beavers have continued to cause damage and flooding. They have completely obstructed the drainage from the pond. Repeated efforts to remedy the problem by clearing the drain have been futile, as the animals replug the drain on a daily basis. Flooding over the top of the berm resulted from their activity, which -- if left unaddressed -- poses costly erosion and berm integrity problems. As previously noted, obstruction of the drainage system affects community infrastructure and will likely result in costly repairs in the future. The board believes that action to remove the beavers is necessary to the maintenance of the infrastructure. The board voted (6-1) to contact the trapper recommended by DNR to request a permit from DNR to remove the nuisance.

- B. **Comments:** Mark Petrie attended the meeting but did not offer comments. Mark Hughes also attended and strongly reiterated his desire to have the beavers remain. He requested that the board obtain a legal opinion. The board referred Mr. Hughes to the bylaws, which empower the board to make decisions on such issues. The board explained that no one enjoyed making difficult decisions like this one, but the board believes it has a duty to act.

- C. **Action Item:** LEWIS will remain the point of contact to keep board advised of the DNR's decision.

- IX. **Welcome:** Meighan will continue to serve as the point of contact to welcome new owners to the neighborhood.

- X. **Website**
 - A. **Update:** HARTMAN volunteered to help with updating and posting materials to the website.
 - B. **Action Item:** YOST to provide HARTMAN with administrator access.

- XI. **Inquiries/Requests:** Chris DeLucenay of 7719 Thornapple Club Drive requested permission for an 8.5 foot x 6 foot shed to be placed under his back porch or in his backyard. The board approved.

- XII. **Complaints**
 - A. First house on left off Thornapple Club. Owner has been parking on grass, which has resulted in ruts. (NOTE: This matter has now been resolved.)
 - B. 911 Thornapple Club Ct SE. Owner has been storing a truck topper in the front yard or driveway. (NOTE: This matter has now been resolved.)
 - C. Previous complaint about fireworks has been resolved.
 - D. **Action Items:** BECKERING to talk to homeowners.

- XIII. **Next Meeting: July 8, 2015 at 7:30 pm at the front gatehouse.**