

# Ada Moorings Condo Association

## MINUTES

OCTOBER 14, 2014

7:30 PM

FRONT ENTRANCE

<b>ATTENDEES</b>	Chris Appie, Bob Ayars, Chris Beckering, John Eck, Sean Lewis, Jeff Yost
<b>ABSENT</b>	Jim Sprich

### Agenda topics

#### UPDATES

<b>DISCUSSION</b>	<ul style="list-style-type: none"> <li>■ BECKERING provided an update on the status of Envision Ada. Project supposed to proceed in the spring. AMCA owners will not have to pay for this project.</li> <li>■ BECKERING and AYARS provided an update on the Road Commission and paving project. Phase 1 is complete, and the contractor completed the to-do list (mainly related to drainage) provided by AMRC. Contractors have been paid in full. The railroad waived the fee for providing flagmen, provided AMRC installed crossbucks (which has now been competed). Savings applied toward Phase 2.</li> </ul>		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>	
None	None	None	

#### TREASURER'S REPORT

YOST

<b>DISCUSSION</b>	<p>Treasurer (YOST) provided a report on the following:</p> <ul style="list-style-type: none"> <li>■ 2014 Dues Collection: <ul style="list-style-type: none"> <li>○ All owners who had payment plans are now paid in full, except for one. One is paying as scheduled.</li> </ul> </li> <li>■ Account and Fund Balances <ul style="list-style-type: none"> <li>○ Checking \$37,450.89</li> <li>○ Savings \$4,7219.55 (\$4,000 general reserve; \$523.74 road reserve; \$197.81 other)</li> <li>○ Accounts receivable: \$580.55</li> </ul> </li> <li>■ YTD Expenditures relative to budget: Expenditures are in line with budget</li> <li>■ YOST expects a year-end positive balance of at least \$35,600.</li> <li>■ Water reimbursement checks have been mailed.</li> </ul>		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>	
Scan bill from Miller Johnson and send to BECKERING	YOST	ASAP	
Contact attorney regarding latest bill for the lien process. Attorney failed to notify delinquent homeowner of necessity of paying legal fees on top of the delinquency. Outstanding balance needs to be addressed.	BECKERING	ASAP	

#### 2014 SALES ACTIVITY

<b>DISCUSSION</b>	<p>Closed and fee(s) received: 1171 Dogwood</p> <p>Pending sales:</p> <ul style="list-style-type: none"> <li>■ 1277 Dogwood Meadows (closing scheduled later in October)</li> <li>■ 8019 Thornapple Club Dr. (closing scheduled later in October)</li> </ul>		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>	
None			

#### ANNUAL MEETING

<b>DISCUSSION</b>	Board set annual meeting for January 22, 2015 at 7:30PM		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>	
None			

**BUDGET DISCUSSION AND APPROVALS**

<b>DISCUSSION</b>	<p>BECKERING presented the 2015 AMRC proposed budget for board consideration. This proposed budget consisted of the costs noted below. Board unanimously voted to approve.</p> <ul style="list-style-type: none"> <li>■ Annually recurring costs: \$18,450 (AMCA share: \$12,219.08)</li> <li>■ Capital Improvement (Phase 2): \$117,670.26 (AMCA share: \$77,930.74)</li> </ul> <p>BECKERING and YOST presented a proposed AMCA budget for discussion and a vote.</p> <ul style="list-style-type: none"> <li>■ Total projected expenses for 2015 are \$131,747.12 as follows: <ul style="list-style-type: none"> <li>○ Administrative: \$2,862.19</li> <li>○ Common areas upkeep: \$24,646.38</li> <li>○ Insurance: \$975</li> <li>○ Road repair/plowing: \$77,003.55</li> <li>○ Trash: \$23,760</li> <li>○ Other: \$2,500</li> </ul> </li> <li>■ Board voted (4-2) against mandating reserves at 12%, which would have resulted in higher dues.</li> <li>■ Board voted to approve photometric eye for fountain, which is projected to cost \$200.</li> <li>■ Board voted against including sprinkler winterization in annual dues. Owners may continue to schedule with contractors as desired or coordinate efforts to secure better rates. Board did not believe winterization on individual properties was an appropriate area for board management and funding.</li> <li>■ Board then unanimously voted to approve dues at \$775, which will give AMCA income of \$117,025. We will then fund the remaining \$14,722.12 from end-of-year surplus in checking/savings to meet 2015 expenses.</li> </ul>	
	<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>
Send model/example of dues/annual meeting letter to Jim Sprich.	YOST	ASAP
Send letter to owners re annual dues (\$775 due March 1, 2015) and annual meeting date and time (Jan. 22, 2015 @ 7:30 PM)	SPRICH	Nov. 7

**OTHER DISCUSSION AND BUSINESS**

<b>DISCUSSION</b>		
<ul style="list-style-type: none"> <li>■ Driveway expansion (10x45') approved for 8012 Thornapple Club Drive.</li> <li>■ Volunteers (Tom Emigh &amp; Stephanie Young) are compiling a neighborhood-wide contact list.</li> <li>■ Criminal allegations brought to board president have been referred to Law Enforcement.</li> </ul> <p>Old Complaint(s):</p> <ul style="list-style-type: none"> <li>■ 810 Dogwood Meadows Dr. – camper still in driveway despite owner’s promise to remove it. Township has been notified of violation.</li> <li>■ 7922 E Dogwood Meadows – Above-ground pool. Letter was sent; need to check for compliance.</li> </ul> <p>New complaints:</p> <ul style="list-style-type: none"> <li>● 810 Dogwood Meadows Dr. – property being used for storage of a large quantity of wood. Numerous complaints have been received.</li> </ul> <p>Previously discussed welcome packet for new owners needs to be completed.</p> <p>Next meeting, Nov. 18, 2014, 7:30 PM, Front Entrance</p>		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Check to see if above-ground pool still up and notify board.	APPIE	ASAP
Issue letters to co-owners as follows: <ul style="list-style-type: none"> <li>■ 810 Dogwood Meadows Dr. Violation related to camper (second notice) and violation related to excessive and unsightly wood storage on property (see nuisance section of bylaws). Notify owner of hearing date for next meeting.</li> <li>■ 7922 E Dogwood Meadows. If pool violation has not been remedied, send second notice and notify owner of hearing date for next meeting.</li> </ul>	SPRICH	ASAP
Complete draft of welcome packet for new owners and circulate to board	SPRICH	ASAP