

Ada Moorings Condo Association

MINUTES

JULY 15, 2014

7:30 PM

FRONT ENTRANCE

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

Agenda topics

MINUTES OF PREVIOUS MEETING

DISCUSSION	<ul style="list-style-type: none"> ■ June meeting minutes were reviewed and approved. ■ Positive feedback has been received regarding the newsletter. Board to consider budgeting for newsletter or selling ad space next year. ■ BECKERING made contact with Consumer Power personnel to address the concerns of a number of Ada Moorings owners regarding the removal of trees within the CP easement. Consumer Power agreed to stagger removal of trees within their easement to try to address concerns. The bottom line, however, is that they have a right to remove trees in the easement so they do not interfere with the lines. 	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Post May and June minutes	YOST	ASAP
Post transfer fee transaction form for realtors	YOST	ASAP

TREASURER'S REPORT

[PRESENTER]

DISCUSSION	<p>Treasurer (YOST) provided a report on the following:</p> <ul style="list-style-type: none"> ■ 2014 Dues Collection: <ul style="list-style-type: none"> ○ All but two (2) owners who had payment plans are now paid in full. <ul style="list-style-type: none"> ▪ One is paying as scheduled ▪ One has fallen behind. ○ Issues remain with three (3) owners who did not pay dues on time and did not have a payment plan. <ul style="list-style-type: none"> ▪ One owner paid \$1,000 but still owes \$56. This owner will be invoiced for the balance. ▪ The other two have not paid at all. The lien process will continue as to them. <p>Account and Fund Balances</p> <ul style="list-style-type: none"> ○ Checking \$40,949.63 ○ Savings \$27,369.05 (\$22,650 front entrance; \$4,000 general reserve; \$523.74 road reserve; \$195.31 other) <ul style="list-style-type: none"> ■ Accounts receivable: \$2,988.15 ■ YTD Expenditures relative to budget: Expenditures are in line with budget 	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Contact attorney to initiate the lien process	AYARS	ASAP
Follow up with the owner who has fallen behind on the payment plan	YOST	By next meeting

2014 SALES ACTIVITY

DISCUSSION	<p>Pending sales: 1115 Spice Bush (closing scheduled later in June)</p> <p>Properties for sale:</p> <ul style="list-style-type: none"> ■ 1189 Dogwood Meadows ■ 1134 Dogwood Meadows ■ 1277 Dogwood Meadows ■ 8019 Thornapple Club Dr. ■ 7960 Thornapple Club Dr. 	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
None		

ROAD COMMISSION UPDATE

DISCUSSION	BECKERING provided an update on the following items: <ul style="list-style-type: none"> ■ Minutes of Road Commission meeting are available for review, as are financial projections for 2015+. ■ Moore & Bruggink have been paid. ■ The railroad wants to have a monitor present during road work. Associations will have to pay for it. ■ The work on the roads should be done by the Friday before Labor Day. 	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Post recorded Road Commission agreement.	BECKERING/YOST	By next meeting
Post railroad easement/agreement	BECKERING/YOST	By next meeting

ADA MOORINGS FRONT ENTRANCE COMMITTEE UPDATE

DISCUSSION	AYARS provided an update on the activities of the front entrance committee <ul style="list-style-type: none"> ■ Volunteers gathered to remove planting around the front entrance prior to demolition of the old structure. The plan is to save and replant as many items as possible. The work to save the plantings is in progress. ■ Footings can be reused, which will save approximately \$900. ■ A change in the flag pole resulted in a cost change of approximately \$600. 	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
None		

OTHER DISCUSSION

DISCUSSION		
	<ul style="list-style-type: none"> ■ George Childers received a somewhat threatening note. This incident was brought to the board's attention for informational purposes only. 	
	Requests to Board: <ul style="list-style-type: none"> ■ Ms. Lindsay Nolan's (Spice Bush) requested information about the steps to follow for authorization to install a porch. Information about the approval process was provided to her. A construction request has not yet been received. 	
	Action on previous complaints regarding alleged violations of bylaws: <ul style="list-style-type: none"> ■ Board determined that raised beds in yards are not a violation of the bylaws and do not require pre-approval by the board. ■ Letters have been sent addressing the remaining complaints that were raised at previous board meeting. ■ Language to be posted reminding neighbors to be considerate of one another. 	
	New complaints: <ul style="list-style-type: none"> • 1115 Spice Bush. Yard has not been cut and weeds have proliferated. YOST graciously volunteered to personally mow the lawn to address the issue. • Board authorized SPRICHT to send letters to 7794 Thornapple Club Dr., 915 Dogwood Meadows, 7910 E. Dogwood Meadows Ct., 810 Dogwood Meadows Dr., 865 Dogwood Meadows Dr. 	
	Next meeting, August 19, 2014, 7:30 PM, Front Entrance	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Issue letters to co-owners in violation	SPRICH	By next meeting
Draft language reminding owners to be considerate	LEWIS	By next meeting