

Ada Moorings Condo Association

MINUTES

JUNE 10, 2014

7:30 PM

FRONT ENTRANCE

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

Agenda topics

MINUTES OF PREVIOUS MEETING

DISCUSSION	<ul style="list-style-type: none"> ■ May meeting minutes were reviewed and approved ■ March and April minutes have been posted to AMCA website ■ Everkept has been paid ■ Front entrance invoice 50% paid 		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
Master Deed, Bylaws, Amendments 1-12 to be posted to website (in progress)	YOST/AYARS	ASAP	
Invoice other associations for plowing and salting (in progress)	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 members who have plans are current on said plans or have paid in full. Seven (7) members still paying as per approved plans. ○ Four (4) members still have not paid and are past due. Repeated efforts to secure payment voluntarily have been unsuccessful. ■ Account and Fund Balances <ul style="list-style-type: none"> ○ Checking \$95,734.93 ○ Savings \$92,734.42 (\$22,650 front entrance; \$4,000 general reserve; \$65,896 road reserve; \$188 other) ■ YTD Expenditures relative to budget: Expenditures are in line with budget ■ Snellers overpayment issue has been addressed <p>VOTE: Unanimous board vote to refer the four (4) overdue accounts to an attorney for initiation of the lien process.</p>		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
Contact attorney to initiate the lien process	AYARS	ASAP	

2014 SALES ACTIVITY

DISCUSSION	<p>Payment of transfer fee has been made on the following closed sales:</p> <ul style="list-style-type: none"> ■ 7941 Thornapple Club ■ 7905 East Dogwood Meadows Ct. ■ 1153 Spice Bush ■ 1285 Dogwood Meadows ■ 7991 Thornapple Club ■ 877 Dogwood Meadows (including prior dues arrearage) <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 		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
None			

ROAD COMMISSION UPDATE

DISCUSSION	<p>BECKERING provided an update on the following items:</p> <ul style="list-style-type: none"> ■ The Road Committee has been meeting weekly ■ A formal entity has been established; an EIN was obtained; and the formal agreement has been recorded ■ A bank account is being established ■ Snellers made a mistake in mulching the front entrance and will not bill associations for it ■ Plan is for contractor to complete work between July 5, 2014 and Labor Day ■ Phase 1 has been approved. It will involve installation of 1.5" - 3" of asphalt as appropriate; cost is \$127,870 ■ Moore & Bruggink oversight approved at \$10,000 ■ Concrete gutter pan replacement approved at \$2,550 ■ Front entrance paver repairs approved at \$8,375 (does not include sealing pavers, which was not approved) ■ Crack sealing approved at \$7,542.25 ■ Legal payments outstanding (awaiting opening of bank account, etc.) ■ Road signage may be improved/repared at cost of approximately \$7,500 <p>VOTE: The board unanimously voted to authorize BECKERING, as the AMCA representative to the Road Committee, to commit up to \$120,000 for the 2014 Road Committee budget. This figure is in line with the amount budgeted for roads in 2014.</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
None		

ADA MOORINGS FRONT ENTRANCE COMMITTEE UPDATE

DISCUSSION	<p>AYARS provided an update on the activities of the front entrance committee</p> <ul style="list-style-type: none"> ■ Volunteers will gather 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. ■ Demolition and rebuilding scheduled to begin on or about June 16, 2014 ■ Fencing will cost more than anticipated. Committee chose to pay the additional \$1,050, rather than fight with the contractor over a contract violation. Costs, even with the increase, are still within budget. 	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Post need for volunteers on Facebook	BECKERING	ASAP

OTHER DISCUSSION

DISCUSSION		
	AMCA Newsletter: Draft approved with minor edits. Advertising was not included this year; board can discuss whether to seek advertising for next newsletter.	
	Tot Lot: Trash is not being picked up regularly.	
	Neighborhood Watch: KCSD has notified Neighborhood Watch of issues out of Fulton and near Forest Hills Foods	
	Ada Moorings Open Space: Ada Township has advised that a resident on Fase Street is discarding materials on Ada Moorings Open Space property. Since the open space property in question is within the jurisdiction of AMN, the matter was forwarded to the attention of Brian Richards.	
	Requests to Board: <ul style="list-style-type: none"> ■ Ms. Lindsay Nolan's (Spice Bush) request to install a play-set in her backyard approved ■ Request to route the Adventure Race through the front entrance, so as to access the trail along the Grand River, approved, provided that the Race does not more than minimally restrict owners' access to the community. 	
	Action of previous complaints regarding alleged violations of bylaws: <ul style="list-style-type: none"> ■ Template letter approved to address violations ■ Board authorized secretary (SPRICH) to send letters to 778 Dogwood Meadows; 810 Dogwood Meadows, and 1160 Dogwood Meadows ■ Board member (YOST) addressed issue at 1189 Dogwood Meadows. Owner has addressed the issue. No letter needed. ■ Issue related to unregistered/inoperable vehicle in a driveway has been resolved as per BECKERING. 	
	New complaint: An owner complained about the existence of raised beds in his neighbor's yard. He believed that any beds should be flush with the grass, and raised beds of any kinds should not be permitted.	
	Next meeting, July 15, 2014, 7:30 PM, Front Entrance	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Send AMCA Newsletter	BECKERING	By next meeting
Follow up with AMN regarding tot lot trash	YOST	By next meeting
Contact Brian Richards regarding open space issue	LEWIS	By next meeting
Issue letters to co-owners in violation	SPRICH	By next meeting
Research whether raised beds are in violation of bylaws	LEWIS	By next meeting