

# Ada Moorings Condo Association

## MINUTES

APRIL 15, 2014

7:30 PM

FRONT ENTRANCE

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

### Agenda topics

#### MINUTES OF PREVIOUS MEETING

DISCUSSION	March meeting minutes were reviewed and approved		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
Post March Minutes to AMCA website	Jeff Yost	ASAP	

#### ASSOCIATION DUES

[PRESENTER]

DISCUSSION	Treasurer (Jeff) presented a report showing dues outstanding. At the close of the month, Jeff will give Secretary (Jim) list of co-owners still outstanding. Jim will send a certified letter to affected co-owners, return receipt requested. Letter will advise of lien proceedings to begin June 1 with monthly late fees commensurate with each month dues are late since original due date of March 1, 2014. Chris reviewed a Case Law regarding delinquent dues which emphasized the need to get liens in place within a reasonable period of time. Three months overdue was discussed and approved unanimously.		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
Jim and Jeff to coordinate and send out letter at close of April	Jeff Yost, Jim Sprich	May 7, 2014	
Jeff to invoice co-owners who paid but neglected to pay the late fee	Jeff Yost	April 20, 2014	

#### OTHER TREASURY ITEMS

DISCUSSION	President (Chris) requested Jeff present Treasurer's report as a standard agenda item at all future meetings		
Snow invoices to go to the other Associations in April			
Invoice received of \$1462.50 for legal to be paid by Road Commission funds			
Board recognizes working capital contribution requirement and will collect per bylaws unless amended. Board members to be diligent in recognizing homes for sale and to help facilitate the process for title companies. Chris will continue to contact realtors and process documentation as needed.			
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
Process invoices as indicated above	Jeff Yost	As needed	
Prepare month report for meetings	Jeff Yost	Prior to meeting	

#### ROAD COMMISSION

DISCUSSION	Road commission agreement nearing completion. All Neighborhood Presidents aligned on language. Chris Beckering authorized by unanimous vote to sign the agreement for AMCA		
Along with Road Commission document, Tot Lot and Front Entrance Agreements should be incorporated into a 13 <sup>th</sup> Amendment to the bylaws. Motion brought and approved unanimously to create a 13 <sup>th</sup> Amendment. Upon completion of Road Maintenance Agreement, counsel will be sought to draft language, update bylaws and record with Register of Deeds. Vote for approval at Annual Meeting if needed.			
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE	
Work with other Assn. Presidents to complete Road Maintenance Agreement	Chris Beckering		
Need a copy of the Tot Lot agreement	Bob Ayars		
Incorporate into 13 <sup>th</sup> Amendment	Jim Sprich	Upon finalization	

OTHER DISCUSSION

DISCUSSION	Front door painting request for a co-owner unanimously approved.	
	Board recognized the help with Garage Sales by Kristen Covelle. Thanks Kristen!	
	Mosquito treatment for neighborhood. Tabled due to potential dues increase and insufficient data on effectiveness of treatment.	
	Discuss bus stops in more depth at May meeting and develop action items.	
	Discussion of possible help with road repairs and plowing by KCRC. Roads may not be wide enough to permit their assistance. Nothing to pursue at this time	
	Next meeting, May 13, 2014, 7:30 PM, Front Entrance	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
None		