

AMCA Board Meeting Minutes

MINUTES

09/10/13

7:30-9:00PM

AMA FRONT ENTRANCE

ATTENDEES	Chris Appie, Bob Ayers, Chris Beckering, Kraig Schmottlach, Jim Sprich and Jeff Yost
ABSENT	Dale Bowman, Judy Eaton
GUESTS	Chuck Logie(TCOG), George Childers(TCCA), AMN rep, M. Minton and Ryan Arends (M&B)

Agenda Topics

ROAD REPAIR COMMISSION W/ M&B

DISCUSSION	<ol style="list-style-type: none"> 1. Ryan Arends (M&B) is presenting results of work plan presented in March 2013 and approved for completion by 8/1/13. 2. We reviewed Moore & Bruggink's recommendation letter, reference maps and engineering estimates. <ol style="list-style-type: none"> a. M&B completed 12 core samples across all 5 association roads and physically walked each road b. Essentially, two options were reviewed for each area – Cold Mill 1 ½" & HMA Resurface 1 ½" or Full Depth 3 ½"HMA resurface. c. Overall the discussion hinged around these main areas <ol style="list-style-type: none"> i. M&B Recommended course of action for long term quality ii. Maintenance costs compared to replacement costs iii. Associated timeframes for repair & replacement options 3. M&B recommended Option 2 for full depth resurface, however based on expense is going to work on a plan that combines Option 1 and Option 2 (Area 1 for sure) 4. All attendees were very complimentary of the presentation and the work the M&B completed. This action has been needed for a long time and the results appear to be extremely thorough and professional 5. Road Commission needs to be moving forward to get all 228 homes aligned towards funding the plan. 6. AMCA needs to determine the current status of our Road Repair fund and expected plan
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Review Road Repair fund and planned expenditures and report back to board.	K. Schmottlach	10/12/13
Continue to work with M&B on revising the plan to meet the neighborhood needs and expenses	D. Bowman & C. Beckering	10/12/13

FRONT ENTRANCE COMMISSION

DISCUSSION	<ol style="list-style-type: none"> 1. Committee met with all presidents and all 5 associations have approved the design plans for the Front Entrance Upgrade! This is excellent news and there is finally an agreed upon direction. The planned budget is \$300/household for all 228 homes. 2. Front Entrance bids are scheduled to be received by the end of September. 3. Bids will be sent to Summit, Katerberg Verhage and Twin Lakes 4. Next meeting is planned for 10/2.
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

TREASURY REPORT

DISCUSSION	<ol style="list-style-type: none"> 1. (2) homeowner's have outstanding dues. Need to follow up on payment plans or file for liens on the property
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Follow up with both homeowners	J. Yost	10/2/13

FASE ST. GATE DISCUSSION

DISCUSSION	<ol style="list-style-type: none"> 1. Desire is to add gate and charge homeowners for use 2. This is getting discussed at the Ada Township renovation meeting <ol style="list-style-type: none"> a. Safety concerns exist about traffic b. Widen Honey st. to the correct width c. Ada Township is now willing to allow this d. Fire department and Police are ready to allow this e. Will require a bike path in the neighborhood and this is the major concern on our already narrow roads f. M&B can create this plan 3. There seems to be opportunity here, but based on C. Beckering’s continued involvement on the township renovation this option is considered dead in the water.
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

BYLAWS & OPEN DISCUSSION TOPICS

DISCUSSION	<ol style="list-style-type: none"> 1. Violation of Exhibit A Condominium Bylaws, Article VII B iii (page 22) – Use & Occupancy Restrictions, Building & Use Restrictions, Animals. There have been continued complaints brought to the attention of the board of a homeowner with a pig as a pet by two neighborhood residents. It currently is being reviewed as a township issue and the AMCA board is waiting on a decision by them.
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ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE