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| AMA Board Meeting Minutes |
| Minutes | 12/11/12 | 7:30-9:00PM | AMA Front entrance |
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| Attendees | Bob Ayers, Dale Bowman, Brian Bush, Judy Eaton, Erin Fester, Kraig Schmottlach, Jim Sprich and Jeff Yost |
| absent |  |
| Agenda Topics |
|  | TREASURy report |  |
| Discussion | 1. All 2012 Annual Dues collected as of this month including late fees
2. Meeting with Jan McGregor for Annual Budget presentation confirmation and audit.
3. Confirmation of planned 2013 Annual Dues: $480 + Trash = $636/household. This follows Road Commission plan approved at 2011 Annual Meeting
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| Action items | Person responsible | Deadline |
| J. Yost to send B. Bush 2011 Annual meeting presentation | J. Yost |  |
|  | Front entrance agreement |  |
| Discussion | 1. Confirmation received of no progress from TCC towards Front Entrance committee
2. TCC did confirm that they are looking for cross-association membership by non-board members. Limiting factor for any decision on Front Entrance is the approval by TCC homeowners.
3. Front Entrance Agreement is being held by TCC and the 1997 agreement is in effect until new wording for agreement is in place
4. AMCA, AMN and Villas confirmed willingness to set aside $100 per household above and beyond their normal and proportionate maintenance cost to support upgrades to the front entrance
5. AMCA, AMN and Villas support the idea of a super association responsible for all common areas, and not just a road commission, to promote the Ada Moorings brand as a single neighborhood. TCC does not support this as they own the front entrance and want control.
6. D. Bowman to reconnect with AMN members about sharing cost legal counsel to draft agreement including the changes requested below:
	1. Remove verbiage requiring other associations to pay a portion of “all costs of maintaining the entryway property and easement property” as this is extremely broad and not acceptable
	2. Define what costs are included in regular, ongoing “Maintenance” compared to “Capital Investments for Improvement” and what the “Common Elements” are. If TCC does not agree to this, AMCA, AMD & Villas agreed to look into legal action. If no “super association” then we need to define who owns which specific common elements.
	3. Set a Do Not Exceed cap for expenditures (either singular expense or any expense above a cumulative total annual amount) that would require the approval of the 5 boards in the Ada Moorings neighborhood prior to incurring any expense. This amount is still to be determined.
	4. Set a renewal period for the agreement that requires each association to review all the specified details and re-approve or adjust agreement.
7. J. Yost to send request to TCC that they present their plan for the Front Entrance at our annual meeting on 1/29/13.
8. 2012 Annual Meeting will include vote on if members would rather see a special assessment to raise money to repair/replace the wall (amount to be determined) or if they would prefer we work within the current budget (~$100/hh each year over next 3 years).
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| Action items | Person responsible | Deadline |
| Reconnect with AMN board members about drafting legal agreement for Front Entrance Agreement updates | D. Bowman |  |
| Send request to TCC to present Front Entrance Plan at annual meeting | J. Yost |  |
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|  | Annual meeting 2013 |  |
| Discussion | 1. AMCA annual meeting set for Tuesday 1/29/13 @ 7:30PM at the Ada Park conference room and room reserved. Need to call Mark Fitzpatrick on day off (616) 862-0584
2. Mailing will go out in January reminding homeowners of new dues for 2013 and meeting date.
3. Post FB request for new members to volunteer and if anyone with quickbooks experience is willing to volunteer as Treasurer.
4. AGENDA
	1. Ensure quorum is achieved
	2. Vote on new members for 2013
	3. Treasury Report for 2012 performance
	4. Budget proposal for 2013 including increased dues for Road Commission support based on 2012 presentation & approval
	5. Front Entrance Update by TCCC & Assessment Vote/Discussion
	6. Road Commission
	7. Pond Fountain Update
	8. Communication Update – FB discussion thread & Website
	9. Bylaws Reminders – garbage containers, vehicles, etc.
	10. Open Items for discussion/questions
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| Action items | Person responsible | Deadline |
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|  | Website |  |
| Discussion | 1. Website complete adamooringscondoassociation.org
2. Need to add the following to the website –
	1. Pictures of the Tot Lot, Clubhuse, Nature Trail, Ponds (On hold until spring for better pictures)
	2. Information on school bus stops in the neighborhood and rules for dropping children off
	3. Association Dues - How much, when is it due, what its used for (snow plowing, trash service, landscape maintenance, road repairs, capital items), and what if it’s not paid on time
	4. How to become a member of the HOA board and the dates/times of the upcoming meetings.
	5. Association Rule Reminders (top five):
		1. Parking in street at night
		2. Trash can storage and date of trash pick up
		3. RV or boat storage in drivewayGrass Cutting
		4. School bus courtesy
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| Conclusions |  |
| Action items | Person responsible | Deadline |
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|  | OPEN ISSUES |  |
| Discussion | 1. Homeowner brought several more concerns to the board. Included in this was the boards active upholding of the bylaws and his view of the lack of enforcement. Our board maintains our stance on consistent response to concerns addressed as they are brought to us. A reminder will be placed on the website and will be addressed during the annual meeting.
2. Based on bylaws, J. Yost to draft a process flow for responding to bylaw infractions to ensure a consistent response
3. E. Fester to draft bylaw reminder letter for website & presentation
4. B. Bush to reply to homeowner with actions from board on concerns.
5. Specific item discussed is Section VII: xii (Page 26) – Antennae. Bylaws state that board can establish Rules & Regulations permitting, without the approval of the association, the installation of satellite dishes 18 inches or less in an inconspicuous location. J. Yost to review size of DirectTV and DISH network dish. If it falls outside these boundaries, a proposed amendment will be completed. Board members are not going to enforce this bylaw on all current homeowners with DirectTV or Dish and will grandfather all homes in.
6. Front Entrance Pond Pump
	1. Jim finalizing quotes on pump replacement and electrician costs. Expect less than $2,500.
	2. Plan is to complete in early April or earlier depending on weather and install ourselves
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