

# Ada Moorings Condo Association

Minutes of Annual Meeting held at 7:30pm on January 11, 2017 at the Ada Parks Building

Board Attendees	Chris Appie, Bob Ayars, Chris Beckering (president), Gabe Hartman, Sean Lewis (secretary) , Jeff Yost (treasurer)
Absent	Missy Meighan (absent due to family emergency)

## I. Opening Comments

AMCA President Beckering welcomed attendees and called the meeting to order.

## II. Quorum

A quorum for the annual meeting was met, in that 85 homeowners were in attendance, either in person or via proxy.

## III. 2016 Year in Review

### A. Highlights

- i. Front entrance evergreens were added.
- ii. The website has been updated. Thank you Gabe Hartman for your work on the website.
- iii. An email and telephone directory has been an ongoing project. We are about 85% complete, and we continue to work on the project.
- iv. Nine home sales were reported this year. The average sale price was \$334,000.
- v. A legal issue, concerning a dispute between two homeowners, was resolved with minimal expense.
- vi. The board discussed its policy on confidentiality. The policy has been published in several of the meeting minutes in 2016.

### B. Lawn Doctor Presentation

- i. Mr. Kendell presented his program for lawn fertilization and mosquito control. The program involves six (6) fertilizer applications per year, which will be granular fertilizer and liquid weed control. The program also includes four (4) mosquito control applications per year.
- ii. To the extent homeowners who adjoin ponds pay to control mosquito in or over the ponds, this program will NOT address that. Homeowners are encouraged to continue collective action if they choose to address pond issues.

### C. Road Committee Update

President Beckering provided an overview of the Road Committee work during 2016 and its planned projects for 2017 and the future. He discussed the planned paving to take place on Thornapple Club Drive in 2017. Cracksealing will be conducted throughout the neighborhood. Sealcoating will be applied to Phase I and Phase II to prolong the life of the roads.

Beckering gave an overview of the Road Committee operating budget for 2016 and 2017. Treasurer Yost gave a summary of the long-term plan to fund the roads over the next 10 years.

Bob Ayars has been repainting the road signs as he is able. The board thanks him for his work.

John Eck raised questions about sealcoating. He said that in sealcoating did not actually prolong the life of the road. He also had concerns about health and safety due to sealcoating. His concerns were noted and will be passed along to the Road Committee for discussion.

#### **D. Year-end Financials**

Treasurer Yost provided an overview of the Board's finances, including expenditures during 2016 and planned expenses and budget for 2017. Yost also discussed the extended forecasted budget for the next 10 years.

- i. 2016 budget performance: **\$11,139.91** better than budgeted.
- ii. 2017 Planned Operating Budget was discussed.
  1. Total income budgeted: \$144,045
  2. Total expenses budgeted: \$137,273.01
  3. Net income: \$6,771.99

#### **IV. Good Neighbor Reminders**

- A. Drive slowly
- B. Stop at the STOP signs
- C. Trash cans must be kept in inconspicuous spaces
- D. No overnight parking on the street
- E. Keep your front lights bright
- F. Clean drains in the road in front of your house
- G. Basketball hoops should be kept off the street
- H. Paint faded shutters and keep lawns trimmed and tidy

#### **V. Board Positions**

- A. All current members of the board were willing to remain in service.
- B. The homeowners reelected the current slate. The vote was unanimous.
- C. President Beckering noted that while he will remain on the board, he will not be seeking a fourth term as president. The board has a transition plan in place.

#### **VI. Annual Audit**

Treasurer Yost provided an overview of the requirement pursuant to the Condominium Act of Michigan to either (1) have an outside CPA perform a formal independent audit or formal independent review or (2) have the members of the association vote to opt out.

A motion was made by a community member to opt out. The motion was seconded by another community member. The motion to opt out carried by nearly unanimous vote (3 voted no).

## **VII. Open Forum**

John Eck raised a concern about Snellers piling up snow near the front entrance. The concern will be passed along to the Road Committee.

A member noted that the Facebook page can be used to find various contacts, such as babysitters, in the neighborhood. (Note: The Facebook page is unofficial and is not under the control of the board.)