

# Ada Moorings Condo Association

Minutes of AMCA board meeting held at 7:30pm Nov. 29, 2017 at front gatehouse.

Attendees	Chris Appie, Bob Ayars, Gabe Hartman(secretary), Sean Lewis(president), Missy Meighan, Jeff Yost(treasurer)
Absent	

## I. Minutes from last meeting (Aug. 30, 2017)

Minutes from the last board meeting (8/30/2017) were approved and posted to the website.

## II. Treasurer’s Report and Related Items

A. Balance Sheet – Yost presented information about the balance sheet.

• Checking	\$38,052.10
• Savings	
○ General Reserve	\$13,791.28
○ Road Reserve	\$59,166.87
○ Savings Other	\$276.24
○ Total Savings	\$73,234.39
• Total Checking/Savings	\$111,286.49
• Accounts Receivable	\$195.00
• <b>Total Current Assets</b>	<b>\$111,481.49</b>

B. Budget v. Actual – we are approximately \$19,500 better than budget for several reasons:

1. Homeowner transfer fees,
2. No money spent on legal fees,
3. Front entrance less than budget,
4. Ada Moorings North did not invoice AMCA yet for tot lot, and
5. Money budgeted for pump station has not yet been spent.

C. Dues collection

1. One resident on payment plan and is current on payments
2. Any other updates

D. Next year’s budget

The board voted to approve 2018 dues in the amount of \$795 per household to cover association expenses and to fund the ongoing road-improvement projects.

### **III. Pending and Completed Sales**

#### **A. Pending**

1. 1165 Dogwood Meadows Drive
2. 1129 Spice Bush
3. 7938 Thornapple Club Drive

#### **B. Completed**

1. 7960 Thornapple Club Dr SE
2. 7910 E. Dogwood – closed and all arrearages paid

### **IV. Road Committee Update**

A. General updates – Ayars provided an overview of the projected improvements in the coming years.

B. Road Safety Reminder – On 9/21/2017, a neighborhood-wide email was sent reminding residents to exercise care while on neighborhood roads.

#### **C. Road Budget 2018**

The AMCA Board voted unanimously to approve the proposed 2018 Road Budget, as submitted by the Road Committee. The total 2018 road budget is \$22,665.15, and the AMCA share is \$15,011.16. The approved road budget is in line with our previous projections.

### **V. Front Entrance**

A. General budget -- The AMCA Board voted unanimously to approve the proposed 2018 Entryway budget, as submitted by TCCA. The total 2018 entryway budget (general expenses) is \$16,346, and the AMCA share is \$10,825.64. The approved 2018 general budget is about 3% more than the 2017 budget, which is a reasonable increase.

B. Roof proposal: The front gatehouse continues to leak, and the time has come to replace it, as opposed to continuing to spend money on repairing water damage from the leaking roof. TCCA solicited a bid for shingles that ranged from \$6,800-7,800 (depending on the quality of the shingle). They also solicited a bid for a metal roof, but it was far more expensive (\$20-\$25 thousand). AMCA voted unanimously to approve expenditures for a roof up to \$7,355, which was the mid-range shingle estimate. Before committing, however, we wanted to see a competitive bid from another contractor for shingles. The board delegated the task of communicating with TCCA to get another bid to Sean Lewis, with authority to

approve costs up to \$7,355, in accordance with the board's vote. AMCA share will be 66.2281%.

- C. Other: The AMCA board voted unanimously to approve a \$500 capital improvement project for replacing dead shrubs. AMCA share will be 66.2281%.

## **VI. Complaints**

- A. 1204 Dogwood – complaint received regarding overnight parking. Yost agreed to talk to homeowner about the violation.
- B. 1160 Dogwood Meadows – complaint received regarding unsightly backyard, to include dumping and storage of items under a tarp on the yard. A violation letter was sent to the homeowner.
- C. 1165 Dogwood Meadows – complaint received regarding overnight parking. Hartman to send violation letter.

## **VII. Other Matters/Inquiries/Requests**

We will not be coordinating with LawnDoctor in 2018. We had been approached by TruGreen about bundled services for 2018, but TruGreen was unwilling to commit to a fixed price for the neighborhood. Therefore, the board agreed to table the issue for 2018. Homeowners will have to work directly with providers to secure mosquito spraying and/or lawn fertilization.

## **VIII. Annual meeting planning**

- A. Scheduling – The board agreed that the annual meeting would occur at the Ada Township Park meeting room on January 17, 2017 at 7:30 PM.
- B. Mailings – Hartman will mail out notices.
- C. Agenda – The board discussed the agenda for the annual meeting. Yost and Lewis will coordinate on the PowerPoint for the meeting.

- IX. **Next meeting:** Annual Board Meeting January 17, 2017 7:30 Ada Park