

Ada Moorings Condo Association

Minutes of AMCA board meeting held at 7:30pm on April 18, 2018 at front gatehouse.

Attendees	Chris Appie, Bob Ayars, Gabe Hartman(secretary), Sean Lewis(president), Missy Meighan, Jeff Yost(treasurer)
Absent	None

I. Minutes from last meeting (Feb. 12, 2018)

Minutes from the last board meeting (2/12/2018) were approved and posted to the website.

I. Treasurer's Report and Related Items

A. Balance Sheet

▼ ASSETS	
▼ Current Assets	
▼ Checking/Savings	
Checking 653542696	100,719.89
▶ Savings 2942185113	<u>84,261.18</u>
Total Checking/Savings	184,981.07
▶ Accounts Receivable	<u>8,737.00</u>
Total Current Assets	<u>193,718.07</u>
TOTAL ASSETS	<u><u>193,718.07</u></u>
▶ LIABILITIES & EQUITY	▶ 193,718.07 ◀

B. Budget v. Actual – Yost

We are approximately \$6,000 better than budget, as shown below.

Ada Moorings Condo Association Profit & Loss Budget vs. Actual January through April 2018

	◊ Jan - Apr 18 ◊	◊ Budget ◊	◊ \$ Over Budget ◊
▼ Income			
▶ Dues - Fee Income	120,045.00	120,045.00	0.00
▶ Reimbursed Expenses	167.11		
Returned Check Charges	12.00		
Working Capital	<u>596.25</u>	<u>0.00</u>	<u>596.25</u>
Total Income	<u>120,820.36</u>	<u>120,045.00</u>	<u>775.36</u>
Gross Profit	120,820.36	120,045.00	775.36
▼ Expense			
Bank Service Charges	12.00		
▼ Expenses			
▼ Administrative			
Accounting/Audit	0.00	200.00	-200.00
AMRC Administrative	1,039.78	1,039.78	0.00
Bank Fees	0.00	8.00	-8.00
Legal share	0.00	500.00	-500.00
Postage/Fax/Copy	207.03	200.00	7.03
State of MI Nonprofit Filing	0.00	0.00	0.00
Website	<u>32.97</u>	<u>32.97</u>	<u>0.00</u>
Total Administrative	1,279.78	1,980.75	-700.97
▼ Common Area			
Entryway Maintenance	8,342.24	10,526.00	-2,183.76
▼ Island Maintenance			
Bark/Mulch	0.00	0.00	0.00
Lawn Maintenance	1,394.30	1,353.72	40.58
Tree Replacement	0.00	0.00	0.00
Water Reimbursement	<u>0.00</u>	<u>-139.10</u>	<u>139.10</u>
Total Island Maintenance	1,394.30	1,214.62	179.68
Pond Maintenance	202.50	430.00	-227.50
Tot-Lot Share	<u>2,381.37</u>	<u>2,211.69</u>	<u>169.68</u>
Total Common Area	12,320.41	14,382.31	-2,061.90
Fertilizer & Mosquito Control	0.00	0.00	0.00
Insurance Expense Share	1,147.00	1,177.00	-30.00
▶ Road Repair	2,845.06	2,845.06	0.00
Snow Plowing	11,126.32	11,126.32	0.00
Trash Disposal	<u>7,904.00</u>	<u>7,904.00</u>	<u>0.00</u>
Total Expenses	36,622.57	39,415.44	-2,792.87
Uncategorized Expenses	<u>0.00</u>	<u>2,500.00</u>	<u>-2,500.00</u>
Total Expense	<u>36,634.57</u>	<u>41,915.44</u>	<u>-5,280.87</u>
Net Ordinary Income	84,185.79	78,129.56	6,056.23
▶ Other Income/Expense	<u>20.70</u> ◀	<u>0.00</u>	<u>20.70</u>
Net Income	<u>84,206.49</u>	<u>78,129.56</u>	<u>6,076.93</u>

C. Dues collection

1. 138 homeowners paid in full
2. 10 homeowners on a current payment plan
3. 3 past due

D. Delinquency letters -- Letters re overdue 2018 dues late fees will be sent to three delinquent homeowners.

II. Pending and Completed Sales

A. Completed

1180 Dogwood Meadows Drive (Note: we reached out to the new owners of 1180 Dogwood Meadows Dr. to welcome them to the neighborhood).

B. Pending – N/A

C. Listings – N/A

III. Common Areas Maintenance

A. Mulch – annual mulch has been placed in the common areas as needed.

B. Fountain adjacent to front entrance – fountain has been activated and the bill paid.

C. Common area/island maintenance contract

1. Our current island/common area maintenance contract with Sneller's will expire at the end of 2018.
2. About mid-year, we will need to seek new bids for 2019 and beyond.

IV. Tot Lot

A. The AMCA portion of the 2017 costs for maintaining the Tot Lot have been paid (note: AMCA was not billed for these expenses until 2018).

B. The board discussed the proposed 2018 budget for the Tot Lot. Jeff Yost will follow up with AMN regarding increases in costs, and then we will reconsider the issue at our next meeting.

C. AMN inquired when we would like the budget submitted each year. We concluded that for planning purposes, it would be helpful to have it by October.

V. Road Committee Updates

A. Plan for Summer 2018

1. The plan for this summer is to seal coat the west end of Dogwood Meadows Drive and to crack seal as needed throughout the neighborhood. The work is planned to commence and be completed in June.
2. AMRC plans to begin working with Moore & Bruggink to start planning for the 2019 repaving project.

B. Updates and Upcoming Issues

1. TCCA recently elected a new board and appointed Christ Shaskos as their representative to the AMRC. George Childers was the previous TCCA representative and the AMRC secretary.
2. AMRC officer selection for 2018: A new secretary will have to be selected in light of the foregoing. A president may also be needed, if Chuck (TCOG) is unwilling to continue in that capacity.
3. Next AMRC meeting scheduled for April 19, 2018 at 7:45PM

C. AMCA has paid its portion of the 2018 AMRC expenses

VI. Requests

- A. The owners of 8020 Thornapple Club are interested in planting trees and putting a swing set in their yard. We responded asking them to consult with their neighbors and submit a map showing where they would like to place the trees and the playset. No response has been received. Action on the request will be taken once the requested information is received.
- B. Joel Blanchard 7010 E. Dogwood Meadows CT, requested to remove a dead tree. , The board granted the request.

VII. Questions and Complaints

- A. On March 8, 2018, a homeowner submitted a question to the Board regarding whether the Association had any rules regarding aggressive dogs. Yost and Lewis both responded on March 9, 2018 that there were rules regarding such animals, and both requested additional information regarding whether there was such an animal in the neighborhood. The homeowner did not respond. Lewis again contacted the homeowner on April 11, 2018 seeking additional information. The homeowner responded on April 11, 2018, stating “the issue seems to have been resolved.” Since the homeowner declined to provide information, and since the board has no information upon which it could act (e.g., the identity of any animal, its location, owner, or any other information), the matter is closed.
- B. On March 6, 2018, the Board received a complaint regarding an incident of alleged reckless driving that was said to have occurred on February 11, 2018. The homeowner who submitted the complaint also reported the matter to police. The Board responded the next day, March 7, 2018, sending a letter to the family of the person who was alleged to have been the driver, raising the issue and requesting remedial action. The Board also responded in writing to the homeowner who submitted the complaint, advising of the Board’s response. The Board asked the homeowner to advise the Board if the action taken failed to resolve the matter. The homeowner who submitted the complaint has not submitted any further complaints.
- C. On February 26, 2018, the Board received a complaint from an AMCA homeowner about an unsightly old Christmas tree sitting out front of 1033 Dogwood Meadows. This property is within the Thornapple Club association, not AMCA, so Lewis contacted the president of that association (Tom Emigh) and asked for assistance in resolving the issue. Emigh spoke to the resident, and the issue was resolved.

VIII. Open Forum – time for any community members in attendance who wish to be heard

The parents of the individual who was alleged to have driven recklessly (see Section VII.B, above) attended the meeting. They stated they believed their daughter (the driver) had not behaved recklessly. They offered to provide the police report from the incident, which they stated exonerated their daughter. The board asked them to do so; the parents stated they would send a copy to Jeff Yost. (Note: the homeowners have not provided a copy of the police report, and the board considers the matter closed. The board took prompt action at the time of the incident, and insofar as we are aware, the matter has been resolved.)

IX. Next Meeting: August 21, 2018 at 7:30 PM