



2019 Ada Moorings Condo Association Annual Member Meeting

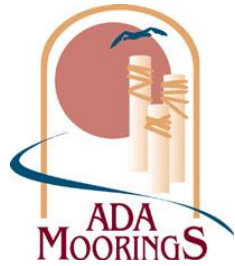
January 23rd, 2019

7:30PM



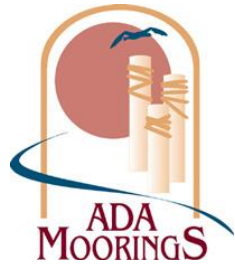
Agenda

1. Quorum Confirmation (1/3rd) per the 11th Amendment
2. 2018 Year In Review
3. Ada Moorings Road Committee (AMRC) Update
4. 2018 Financial Performance
 - a) Income Statement
 - b) Balance Sheet
5. 2019 Planned Budget Review
6. “Good Neighbor” Reminders
7. New Board Member Vote
8. State Condominium Act Vote
9. Open Discussion Items from the Homeowners



2018 Year In Review

- Welcomed 4 new neighbors with home sales averaging \$381K
- No unforeseen expenses which has allowed us to maintain our AMRC Road Replacement plan of completing 4 of 6 phases in 5 years.
- Continued leadership by Sean Lewis and Bob Ayars on the Road Committee
- Negotiated Lawn Care 3yr maintenance agreement with Sneller's
- Received latest GR Eastern Railroad 10yr Railroad Easement agreement establishing fees until 2028
- Have 3 long serving board members retiring from service
- Website updates and AMCA phone/email directory building



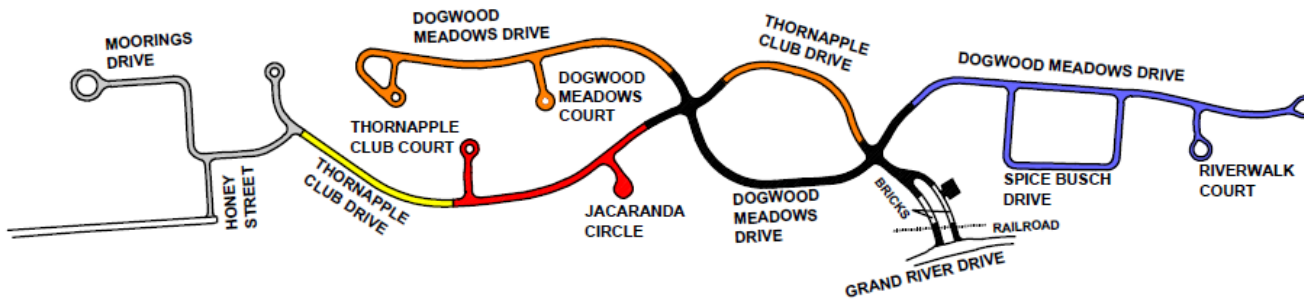
2018 Year In Review

- Website:
 - www.adamooringscondoassociation.org
- Facebook
 - Homeowner managed page and is an excellent communication tool for neighbors on various topics

Road Committee (AMRC) Update



ADA MOORINGS ROAD IMPROVEMENTS



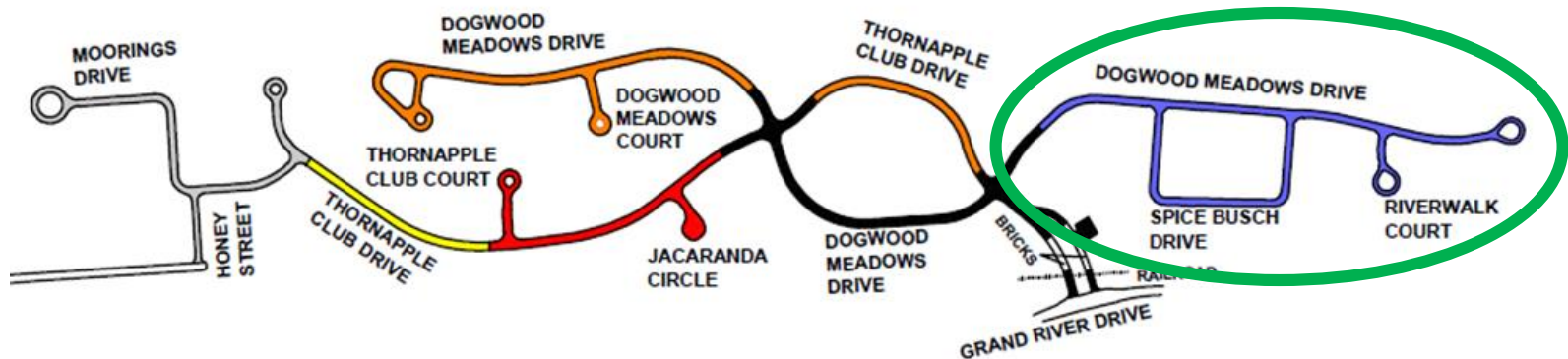
AREA

- #1 Area 1 – 2014 v
- #2 Area 2 – 2015 v
- #3 Area 3 – 2017 v
- #4 Area 4 – 2019
- #5 Area 5 – 2022
- #6 Area 6 - 2025

Road Committee (AMRC) Update



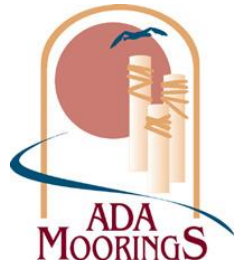
- In 2018, the AMRC completed the survey to prepare for the 2019 Phase 4 to insure proper grading for drainage on Spice Bush and the overall project. We seal coated the west end of Dogwood Meadows and crack sealed all other areas in June.
- In 2019 the AMRC plans to complete Phase 4, which is a full milling and replacement of the area identified on the map below. We will develop a communication and traffic plan, however there are some key aspects to remember -





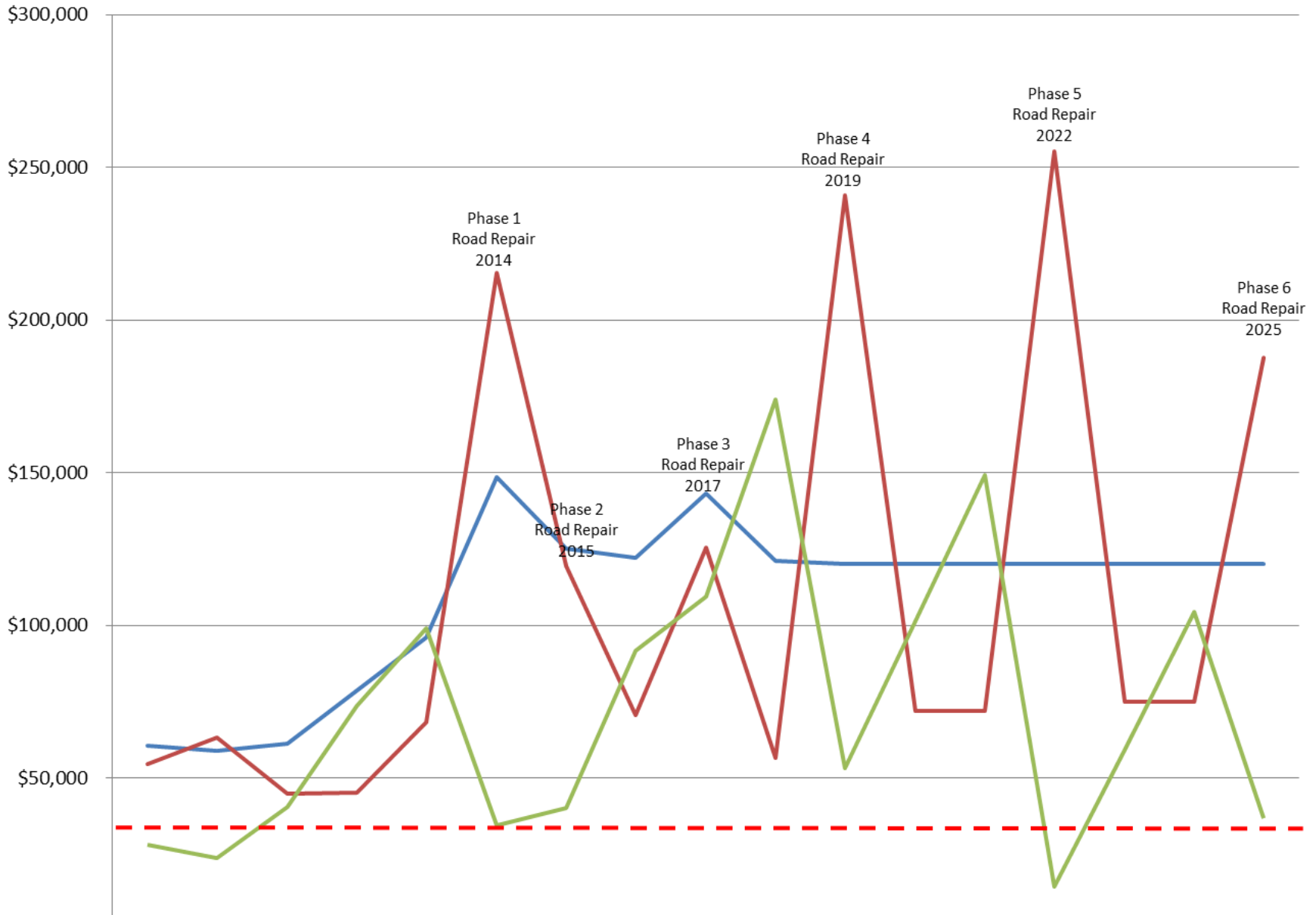
Road Committee (AMRC) Update

- Cars will need to be move out of the work area by 8 AM on day that work is to be performed. Parking will be passed the first intersection round the subdivision, but remember to leave 10 feet in front of mail boxes for delivery of mail.
- We might be allowed back in after pavement removal and 6 hours after the base course is laid, but we **must wait 24 hours** after the finish course is laid before we may drive on it.
- We will send out more details as we select the contractor and get information on the timing of the work. Thank you for your time and for your help in getting through this project.
- We are planning on doing Phase 5 in 2022 and Phase 6 in 2025. This is contingent on all Association budgets covering the cost after actual bids are received.
- AMRC has new members from all other associations. We need to sign the Phase 4 contract first but that has been delayed due to AMRC issues.



AMCA Board Budgeting Goals

- Our goal is to positively impact the value of each of our homes by ensuring that the neighborhood reflects the quality and safety that each of our homeowners expects.
- Minimize the potential for large one-time assessments based on good financial planning for future needs (e.g. Road Maintenance Planning)
- This plan is based on 2019 Annual Dues of \$795 per household



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total Income	\$60,457	\$59,028	\$61,418	\$78,532	\$95,919	\$148,628	\$125,139	\$122,111	\$143,282	\$121,128	\$120,045	\$120,045	\$120,045	\$120,045	\$120,045	\$120,045	\$120,045
Total Operating Expense	\$54,695	\$63,133	\$44,906	\$45,308	\$68,386	\$215,338	\$119,387	\$70,498	\$125,611	\$56,538	\$240,843	\$72,000	\$72,000	\$255,120	\$75,000	\$75,000	\$187,525
Total Checking/Savings	\$28,070	\$23,915	\$40,427	\$73,688	\$99,146	\$34,476	\$40,227	\$91,840	\$109,512	\$174,102	\$53,303	\$101,348	\$149,393	\$14,318	\$59,363	\$104,408	\$36,928



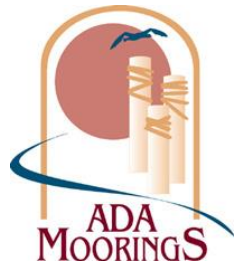
2018 AMCA Budget & Balance Sheet Performance Summary

	2018 PLAN	2018 ACTUAL	2018 VARIANCE
Total Income	\$ 120,045.00	\$ 121,128.08	\$ 1,083.08
Total Operating Expense	\$ 66,382.19	\$ 56,537.94	\$ (9,844.25)
Net Ordinary Income	\$ 53,662.81	\$ 64,590.14	\$ 10,927.33
Checking Account	\$ 20,000.00	\$ 20,000.00	\$ -
Savings - General Reserve	\$ 14,000.00	\$ 14,157.58	\$ 157.58
Savings - Road Reserve	\$ 129,174.39	\$ 139,944.14	\$ 10,769.75
Total Checking/Savings	\$ 163,174.39	\$ 174,101.72	\$ 10,927.33



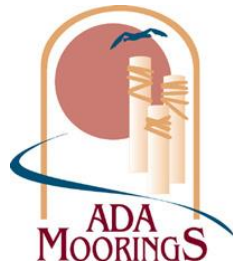
2018 AMCA Budget Performance Detail

	◇ Jan - Dec 18 Actual ◇	◇ Budget ◇
Income		
▶ Dues - Fee Income	120,070.00	120,045.00
▶ Reimbursed Expenses	167.11	
Returned Check Charges	12.00	
Working Capital	<u>795.00</u>	<u>0.00</u>
Total Income	<u>121,044.11</u>	<u>120,045.00</u>
Expense		
Bank Service Charges	12.00	
▼ Expenses		
▶ Administrative	1,508.69	3,799.66
▼ Common Area		
Entryway Maintenance	<u>8,342.24</u>	<u>10,526.00</u>
▶ Island Maintenance ▶	<u>7,236.76</u> ◀	<u>7,434.46</u>
Pond Maintenance	<u>202.50</u>	<u>1,050.00</u>
Tot-Lot Share	<u>2,381.37</u>	<u>2,211.69</u>
Total Common Area	<u>18,162.87</u>	<u>21,222.15</u>
Fertilizer & Mosquito Control	0.00	0.00
Insurance Expense Share	1,147.00	1,177.00
▶ Road Repair	2,845.06	2,845.06
Snow Plowing	11,126.32	11,126.32
Trash Disposal	<u>21,736.00</u>	<u>23,712.00</u>
Total Expenses	<u>56,525.94</u>	<u>63,882.19</u>
Uncategorized Expenses	<u>0.00</u>	<u>2,500.00</u>
Total Expense	<u>56,537.94</u>	<u>66,382.19</u>
Other Income/Expense	<u>83.97</u>	<u>0.00</u>
Net Income	<u><u>64,590.14</u></u>	<u><u>53,662.81</u></u>



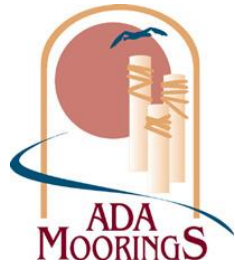
2019 AMCA Planned Budget & Balance Sheet

	2018 ACTUAL	2019 PLAN	18-'19 VARIANCE
Total Income	\$ 121,128.08	\$ 120,045.00	\$ (1,083.08)
Total Operating Expense	\$ 56,537.94	\$ 240,843.47	\$ 184,305.53
Net Ordinary Income	\$ 64,590.14	\$ (120,798.47)	\$ (185,388.61)
Checking Account	\$ 20,000.00	\$ 20,000.00	\$ -
Savings - General Reserve	\$ 14,157.58	\$ 14,000.00	\$ (157.58)
Savings - Road Reserve	\$ 139,944.14	\$ 19,303.25	\$ (120,640.89)
Total Checking/Savings	\$ 174,101.72	\$ 53,303.25	\$ (120,798.47)



2019 vs. 2018 Planned Operating Budget

	<u>2019 Budget</u>	<u>2018 Budget</u>
▶ Income	<u>120,045.00</u>	<u>120,045.00</u>
Gross Profit	120,045.00	120,045.00
▼ Expenses		
▶ Administrative	4,791.66	3,799.66
▼ Common Area		
Entryway Maintenance	10,940.00	10,526.00
▶ Island Maintenance	7,922.44	7,434.46
Pond Maintenance	700.00	1,050.00
Tot-Lot Share	<u>1,444.00</u>	<u>2,211.69</u>
Total Common Area	21,006.44	21,222.15
Insurance Expense Share	1,147.00	1,177.00
Road Repair	174,584.05	2,845.06
Snow Plowing	11,126.32	11,126.32
Trash Disposal	<u>25,688.00</u>	<u>23,712.00</u>
Total Expenses	238,343.47	63,882.19
Uncategorized Expenses	<u>2,500.00</u>	<u>2,500.00</u>
Total Expense	<u>240,843.47</u>	<u>66,382.19</u>
Net Ordinary Income	-120,798.47	53,662.81



“Good Neighbor” Reminders

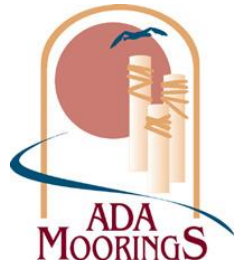
The most common complaints received by the Board are common sense things. We can all strive to be great neighbors by remembering the following:

- PLEASE STOP at all stop signs. Seriously – Please STOP.
- Drive SLOW. Remind all drivers and guests to adhere to speed limits of 15 MPH.
- You bought a pretty house, don’t trash it by leaving refuse bins out front. They need to be stored in an inconspicuous location.
- Your driveway is not suitable for boating or camping. Please relocate boats and RV’s to a more desirable location.
- The street is not an acceptable place for your vehicles or your guests at night. Please park in your garage, driveway or the parking lot by the front entrance.



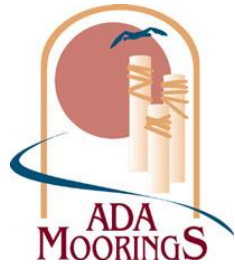
“Good Neighbor” Reminders

- If you don't have time to pull the weeds or cut the lawn there are a lot of neighborhood entrepreneurs who would like to do it for you. Checkout the Facebook link
- Home outdoor maintenance includes painting faded shutters, doors and trim as well as removing dead trees, bushes, etc.
- Blue baggies for all doggie do-do's. Be sensitive to letting your dog use cul-de-sacs where kids play in the grass or neighbors lawns that may not appreciate the extra fertilizer.
- Basketball hoops and practice nets should be kept in your yard or on your driveway, not in the street. This is for the safety of your kids and the look of the neighborhood.
- Finally, keep your lamp post lights burning bright.



New Board Member Election

- Thank you to the following board members for their years of service
 - Chris Appie – since 2013
 - Missy Meighan – since 2015
 - Gabe Hartman – since 2015
- Returning Members
 - Sean Lewis - President
 - Jeff Yost - Treasurer
 - Bob Ayars – Villas Representative
- Requesting volunteers for a minimum of 3 and a maximum of 4 open positions per the 7th Amendment of the Master Deed



State Condominium Act Vote

- Jan 2014 Michigan State Condominium Act was updated to include the requirement for “an association of co-owners with annual revenues greater than \$20,000 shall on an annual basis have its books, records, and financial statements independently audited or reviewed by a certified public accountant”
- Estimated Cost is \$3K-\$5K for CPA audit or \$1K-\$1.5K for a CPA to review but not conduct a full audit.
- We may opt out of the requirements on an annual basis by an affirmative vote of a majority of our members.
- Vote – A yes vote is to opt out of the requirement for an independent CPA audit of our financial records for 2018



Meeting Minutes

- Slide 2 - Quorum was met (17 Owners present & 35 proxies) and meeting was called to order.
- Slide 6 - Explained plan for road committee for 2019. Hope to have contract signed by Feb 1st. Contractor won't give dates until contract signed. Will let everyone know when dates given. Questions regarding dates from homeowners and planning around specific events. June 10th is the earliest it would start. AMCA has been accruing money for this so already incorporated into dues. Suggestion was made to get block of hotel rooms for the time the road is closed. Will communicate when we have firm dates.
- Slide 11 - Question regarding payment per plow and how it works. Bob Ayars responded with terms about 23 plows included and then per plow after that.
- Slide 15 - Was discussion about why we don't we have a professional board to enforce the bylaws and Good Neighbor reminders. Homeowner felt volunteer board should not have to deal with some of the issues that have come up. It was explained there would be a large fee for management company. Homeowner feels board should be more proactive and not wait until someone complains. It was motioned to have a professional management team take over and seconded. Vote was 2 homeowners in favor of having a professional management team and 50 opposed.
- Slide 16 - There was a motion to nominate Kurt MacDonald, Scott Lopofsky to the board. It was seconded. They were voted in unanimously.
- Slide 17 - State Condominium Act Audit vote. Discussion about whether or not a formal CPA audit, a CPA review or no audit should be conducted. Homeowner voiced about having audit every few years just to ensure books are good.
 - Motion made to opt out of the formal CPA Audit. 50 voted to opt out of the formal audit and 2 voted against the motion to opt out. Motion approved to opt out of a formal CPA audit.
 - Motion made for a CPA Review. 45 votes were cast in support of a CPA review and 7 votes against a CPA review. Motion approved to go forward with review stipulated that it must be completed by a certified CPA.
 - Homeowner asked that email sent out when review is completed.
- Discussion about maybe sending out a quarterly report about what is going on in the neighborhood.
- Meeting was adjourned at 8:37.