

# Ada Moorings Condo Association

Meeting Minutes for September 18, 2019

- I. **Attendance**
  - A. Present: Bob Ayars, Sean Lewis, Kurt MacDonald, Jeff Yost
  - B. Absent: Scott Lopofsky
  
- II. **Minutes** -- June 27, 2019 minutes approved and posted to the website
  
- III. **Treasurer's Report and Related Items**
  - A. Balance Sheet:
    1. \$52,387.77 Checking
    2. \$14,005.91 Savings
    3. \$66,393.68 Total Checking/Savings
  
  - B. CPA Review
    1. Scheduled for September 23 with Stacy Hale
  
  - C. Dues Collection
    1. Two Properties Outstanding
    2. **Action Item:** Additional letters will be drafted, and we will begin process of drafting lien paperwork. Yost & MacDonald will also visit the two owners to ensure they have received notices, etc.
  
  - D. 2020 Budget – target is November and may increase budget for snow removal fees
  
- IV. **Pending and Completed Sales**
  - A. **Completed**
    1. **7705 Thornapple Club Drive SE** – this property closed back in early 2019, but we have not yet received the \$198.75 transfer fee. Yost is following up with the settlement company.
  
    2. **866 Dogwood Meadows Drive** (closed 6/7/2019)
      - Seller: Curt and Kelly Ballou
      - Buyer: Adam and Melissa Barr
      - Lewis sent a welcome-to-the-neighborhood email on 6/12/2019
  
    3. **1189 Dogwood Meadows Drive** (closed 8/20/2019)
      - Seller: Jeff and Jodi Wilkins
      - Buyer: Jana Walker
      - Lewis sent a welcome-to-the-neighborhood email on 9/2/2019

B. Pending – none

C. Listings - none

V. Common Areas Maintenance

A. The board previously received a complaint about dead or near dead arbor vitae along the walking path between the White's and Koh's. The board previously sent the homeowner a letter asking them to remedy the problem. A board member checked on the property and found that the dead trees have been removed. **The matter is now closed.**

B. Email re front pond – **Action Item: Board will contact the owners around Pond to let them know about the leach complaint.**

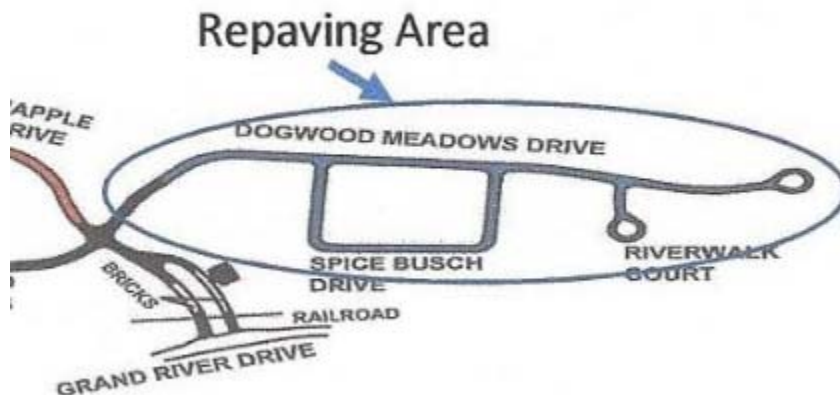
VI. Road Update

A. Summer Road Project

1. Preconstruction meeting with M&B was held on May 9, 2019. See minutes from that meeting for more details.

2. The paving project was completed on July 29, 2019. The project included the following:

a. Milling and full-depth replacement of the asphalt in the designated project area



b. Upgrade to proper specifications of the drain located in the south corner of Spice Bush

- c. Repair of broken drain tile under Dogwood Meadows that was discovered once the old asphalt was removed. The broken tile caused a large sinkhole in the roadbed over which new asphalt could not be laid without first repairing the damage. The sinkhole was also a significant safety hazard and caused the effected portion of the roadway to be impassible. The road committee approved the emergency repair, which was covered by our budgeted contingency.

3. On or about July 29, 2019, Ayars, Logie, and representatives from Superior and M&B walked the project to identify all tasks/repairs that needed to be completed. M&B then created and circulated a Final Inspection Punch List, which listed these items. Superior completed the listed tasks and the project was completed.

4. On or about August 18, 2019, AMRC (Bob Ayars) sent payment (\$13,532.01) to M&B.

5. On or about August 20, 2019, M&B sent us a Final Pay Recommendation and Final Budget Letter. The total due Superior was \$233,257.91. The total project cost was \$250,757.91, which was less than we budgeted.

6. The Road Committee accepted the final pay Final Pay Recommendation and submitted payment to Superior Asphalt.

**B. Change in Road Committee Membership:** Roger Whitford will replace Matt Monaghan as the AMN representative.

**C. Next Road Committee Meeting** – scheduled for September 19, 2019 at 7:30PM

## **VII. Requests**

**1281 Dogwood Meadows Drive** – the owner of this address requested board approval of his plan to install some windows in his garage. He submitted a detailed drawing showing the size, location, and appearance of his proposal. The board voted to approve, and the owner was notified of the approval.

## **VIII. Complaints**

### **A. New Complaints**

1. In July, the owners of 8020 Thornapple Club Dr approached the board with concerns about tree removal on an adjacent lot, 1150 Dogwood Meadows. That address (1150 Dogwood Meadows) is not in AMCA, but rather lies

within the TCCA; thus AMCA has no authority over this property. The board referred the concerned homeowner to Tom Emigh, the president of TCCA. **The matter is now closed.**

**B. Status of Previous Complaints That Were Still Open as of the Last Meeting**

1. **1171 Dogwood Meadows Drive** – the board previously received a complaint about the state of the landscaping at this address. A letter was sent to the homeowner, and a board member stopped by the address to discuss. The issue has been resolved, and **the matter is now closed.**
2. **1175 Dogwood Meadows Drive** – the board previously received a complaint about the state of the landscaping at this address. At the time the complaint came in, the property was in the process of being sold. The sale is now complete, and the new homeowners have resolved the issue. **The matter is now closed.**
3. **908 Thornapple Club Court** – as documented in previous minutes, the board received a complaint that the owners of this address installed an invisible fence on an adjacent homeowner’s property. The fence has now been relocated to the satisfaction of the adjacent homeowner. **The matter is now closed.**
4. **920 Thornapple Club Court** – the board previously received a complaint about the trees on this property. The homeowner has pruned the trees to attempt to resolve the situation, and the board has received no further complaint. **The matter is now closed.**
5. **Stop sign** – proposed installation on Dogwood Meadows near Riverwalk approved. Yost to follow up with concerned homeowners in that area regarding installation.

**IX. Any Other Business -- none**

**X. Next Meetings**

A. Next Regular Meeting: December 4, 2019 @ 7:30 PM

B. Annual Meeting: Tentative: January 22, 2020 @ 7:30 PM