

Ada Moorings Condo Association

Meeting Minutes for Board Meeting held December 4, 2019 at 7:30 PM at the front gatehouse

- I. Attendance**
 - A. Board members present: Bob Ayars, Sean Lewis (president), Kurt MacDonald (secretary), Jeff Yost (treasurer), Scott Lopofsky
 - B. Board members absent: None
 - C. Community members present: Sean Mulchay, and Susan and Peter DeJong

- II. Minutes** -- September 18, 2019 minutes approved and posted to the website

- III. Tot Lot**
 - A. AMN has not yet submitted a 2020 budget
 - B. **Action Item:** Yost will reach out for budgeting purposes

- IV. Front Entrance**
 - A. TCCA has not yet submitted a 2020 budget
 - B. **Action Item:** Yost will reach out for budgeting purposes

- V. Treasurer's Report and Related Items**
 - A. Balance Sheet
 - 1. \$50,902.52 Checking
 - 2. \$14,073.61 Savings
 - 3. \$64,976.13 Total Checking/Savings

 - B. Budget vs Actual - We are approximately \$10,280 better than budget

 - C. CPA Review – The CPA review is underway. Yost has shared Quickbook files and other information for 2018 and 2019 with the CPA. He is working on scheduling a sit down session in December to finish the review.

 - D. Everkept Contract for Trash and Recycling – Extended for one year at the current rate

 - E. Dues Collection
 - 1. One homeowner's dues remain outstanding
 - a. A lien notice and letter was sent via certified mail, but it was returned undelivered.
 - b. Action items:**
 - i. Hand deliver notice to house – Yost & MacDonald
 - ii. Draft and send updated invoice and lien notice. Include notification that trash service will be stopped. -- Lewis

2. One home with an unpaid late fee of \$50 from 2018 that will be incorporated into their 2020 invoice

F. 2020 Budget – Yost will prepare and circulate a proposed budget for 2020, once he receives the tot lot and front entrance budgets. He estimates it will be in the \$70,000 range.

VI. Pending and Completed Sales

A. Completed

1. Nothing new since last meeting

2. **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

B. Pending – none

C. Listings - none

VII. Common Areas Maintenance

A. Fountain winterization – Done and paid

B. On Sept. 28, 2019, Lewis sent an email to potentially affected homeowners advising of a concern raised about the water quality of the front pond (i.e., the pond with the fountain, which is located on the right as one enters the neighborhood). No responses were received, and no further action is needed. **The matter is now closed.**

VIII. Road Update

A. The Road Committee met on September 19, 2019. See minutes for full proceedings.

B. 2019-2020 Officers – AMRC selected officers for 2019-2020, as follows.

- Sean Lewis (AMCA) – Chairman
- Tom Emigh (TCCA) – Secretary
- Robert Ayars (AMVA) – Treasurer

C. Update on Next Year’s Projects – The Road Committee plans to seal coat and crack seal certain designated areas. See 2019-9-19 minutes of Road Committee meeting for more details.

D. 2020 Budget

1. The Road Committee approved a budget for 2020. The budget has been pushed out to each of the constituent associations for approval.
 - a. Total: \$29,756.92
 - b. AMCA share: \$19,707.43
2. On Nov. 6, 2019, TCOG provided notice that it had approved the budget.
3. On Nov. 17, 2019, TCCA provided notice that it had approved the budget.
4. **AMCA Vote: Motion made to approve proposed Road Committee budget. Motion passed unanimously.**

IX. Requests

A. 1192 Dogwood Meadows Drive – the owner of this address requested board approval of his plan to replace his white garage door with a medium brown color door with a wood tone. He submitted a photo showing what the door would look like. We responded that he needed to consult with his neighbors and get back to us. We have not heard anything further. The matter is tabled until the owner responds.

B. 7917 East Dogwood Meadows Ct.

1. The owners of this address requested board approval of a plan to install solar panels on their roof. They have consulted with their neighbors. One neighbor has tentatively objected and wants more information. This neighbor is concerned about, among other things, the aesthetic impact such installation would have on the neighborhood.
2. The board noted that this is a potentially significant decision, as it will likely be cited by homeowners as precedent in the future, one way or another.
3. Since the annual meeting is approaching, a number of board members suggested that it would be helpful to get a sense from the broader community about how people feel about the issue.
4. In light of the forgoing, the board voted (4-1) to deny the homeowners' request for now. The homeowners were informed that they could renew their request after the annual meeting. The owners were informed in writing of the denial without prejudice to renew.

X. Complaints

A. New Complaints

1. 1262 Dogwood Meadows Dr SE Ada, MI 49301 – The owner of this property raised concerns about runoff from the road. Lewis and Ayars inspected the site a number of times, including during heavy rains, and observed there were no problems (i.e., the water was running down the road and into the drain as it is supposed to do; there were no signs of erosion or runoff). The findings were communicated to the homeowner. **The matter has been resolved and is closed.**
2. Overnight parking. We received a complaint about overnight parking at 1204 Dogwood Meadows Dr, Ada 49301. **Action Item: MacDonald will mail a letter for this particular property**
3. Disposing of leaves. We received a complaint about leaves on the side of the road, but the homeowner quickly removed them. **The matter has been resolved and is closed.**

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

Yost and Ayars are continuing work to install a stop sign on Dogwood Meadows. The post is being painted and will be installed when complete.

XI. Any Other Business - None

XII. Open Forum – The community members in attendance were given an opportunity to raise any additional issues of concern. No additional concerns were raised.

XIII. Annual Meeting -- Ada Township Park Meeting Room

A. Date: January 22, 2020 at 7:30 PM (assuming space is available)

B. Action Items

1. Reserve room – Lewis will reserve room
2. Mailings - Yost will put them together and give to MacDonald to mail out
3. Emails blast – Lewis send out an email to the neighborhood once we get confirmation of the meeting space
4. PowerPoint – Yost will prepare the PowerPoint

XIV. Next Meeting – the board agreed we did not need another regular meeting before the annual meeting

XV. Adjournment