

# Ada Moorings Condo Association

Meeting Minutes for Board Meeting held January 22, 2020 at 7:30 PM at the front gatehouse

- I. **Attendance** (Lewis, Yost, Ayars, MacDonald, Lopofsky)
- II. **Approval of Minutes** – Dec. 4, 2019 minutes approved and posted to the website
- III. **Treasurer’s Report and Related Items**

A. 2020 Budget – Yost has completed the 2020 budget.

**Total Projected Revenue: \$120,045**

**Total Projected Expenses: \$ 76,290**

**Projected Net Income: \$ 43,755**

B. CPA Review – the board is continuing efforts to get the review completed.

C. Balance Sheet

**Checking: \$45,819.11**

**Savings: \$14,008.25**

**Total Checking/Savings: \$59,827.36**

D. Budget v. Actual – FY19 Actual was favorable to budget by \$10,538.92

E. Dues collection

- 1. All homeowners have now paid dues
- 2. One home with an unpaid late fee of \$50 from 2018 that will be incorporated into their 2020 invoice

## IV. **Trash and Recycling**

We recently learned that our trash and recycling provider, Everkept, had been acquired by Arrowaste. There are no changes, however, in the terms or conditions of our service. As per Arrowaste, Thursday will continue to be the pickup day.

**V. 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**

**VI. Common Areas**

**VII. Website**

- A. Transfer-of-Ownership Form has been updated for 2020 and the updated form has been uploaded to the website.
- B. 2020 Insurance Information has been uploaded to the website.

**VIII. Tot Lot**

- A. **2019 Invoice.** The invoiced amount (\$1,643.59) is less than the budget we approved (\$1,963.33). The board thanks Ada Moorings North (AMN) for its continued coordination and care of this space. **Yost will pay this month.**
- B. **2020 Proposed Tot Lot Budget** was received from AMN Jan. 10, 2020. Total proposed budget for 2020 is **\$7,684.00**, with an AMCA share of **\$5,088.96**. This figure consists of:
  - 1. **Annually recurring costs:** \$2,684 (AMCA share is roughly 66%). (Note: for reference, the 2019 budget for annually recurring costs was \$2,964.50.)
  - 2. **Capital improvement costs: \$5,000** (AMCA share is roughly 66%). The proposal is to replace the entire black plastic mulch border.
- C. **Action Items:**
  - 1. **Board voted to approve the annual recurring costs**
  - 2. **Board voted NOT to approve the capital improvement costs.**
  - 3. **Lewis will respond to AMN with result of our vote**

**IX. Front Entryway**

- A. **2019 Invoice.** The invoiced amount (\$12,703.42) is less than the budget we approved (see Nov. 29, 2017 minutes), so there are no problems in that regard. The board thanks TCCA for its continued coordination and care of this space. **Yost will pay this month.**
- B. **2020 Proposed Budget.** 2020 Entryway budget was approved by unanimous vote. Total approved budget is \$16,299 (\$10,794.83 AMCA share). This budget is in line with past years. Lewis notified TCCA of our approval.

**X. Road Updates**

- A. 2020 budget has been approved by all associations.
- B. Ice and Snow Updates – Most of the expense this season has been for ice melt. There has been an unusual amount of ice to date.

XI. **Requests** – none at this time

XII. **Complaints** – none at this time

XIII. **Any Other Business** – none at this time

XIV. **Open Forum** -- No community members were in attendance.

**XV. Annual Meeting Planning**

A. **Date:** February 12, 2020 at 7:30 PM

B. **Location:** Ada Township Hall, 7330 Thornapple River Drive, Ada MI 49301

We had to change locations because the Ada Park Office, where we have traditionally held our meeting, is no longer available. It took some time to find and secure a new location. For that reason, we had to move the date of the annual meeting from January 22 (the date we had previously selected as a tentative date) to February 12.

C. **Notifications**

1. Lewis sent out a neighborhood-wide email on Jan. 15, 2020
2. MacDonald sent out mailers via U.S. Mail on Jan. 20, 2020

#### **D. Action Items**

1. Email blast – Lewis will send out another email to the neighborhood a few days before the meeting
  
2. PowerPoint – Yost will prepare the PowerPoint
  - a. Please include photo of solar panels
  - b. Board positions
    - a. MacDonald and Lopofsky not up for reelection (i.e., they have served only one year of their two-year term)
    - b. Lewis, Yost, Ayars up for reelection
    - c. Two optional vacancies (min. is 5; max. is 7)
  
3. Logistics
  - a. Projector – Yost will bring
  - b. Sign-in sheet – Lopofsky will create sign in sheet
  - c. Paper for voting (if necessary) – Lopofsky will bring

#### **XVI. Adjournment**