

Ada Moorings Condo Association

Meeting Minutes for Board Meeting held March 9, 2020 at 7:30 PM at the front gatehouse

- I. **Attendance** (Lewis, Yost, Ayars, MacDonald, Lopofsky, Mulchay, Rottschafer)
- II. **Welcome to New Board Members** – Sean Mulchay and Ben Rottschafer
- III. **Approval of Minutes**
 - A. Jan. 22, 2020 regular meeting – approved and posted to website
 - B. Feb. 12, 2020 Annual Meeting – approved and posted to website
- III. **Officers** – election of officers for 2020
 - A. President – Sean Lewis
 - B. Treasurer – Jeff Yost
 - C. Secretary – Kurt MacDonald
 - D. Webmaster – Scott Lopofsky
 - E. Board Members: Bob Ayars, Sean Mulchay, Ben Rottschafer
- V. **Treasurer’s Report and Related Items**
 - A. Balance Sheet

Ada Moorings Condo Association Balance Sheet As of March 9, 2020

| | | Mar 9, 20 |
|---------------------------|--|-------------------|
| ASSETS | | |
| Current Assets | | |
| Checking/Savings | | |
| Checking 653542696 | | 46,785.83 |
| ▶ Savings 2942185113 | | 102,517.25 |
| Total Checking/Savings | | 149,303.08 |
| Accounts Receivable | | |
| Accounts Receivable | | 19,392.00 |
| Total Accounts Receivable | | 19,392.00 |
| Total Current Assets | | 168,695.08 |
| TOTAL ASSETS | | 168,695.08 |
| ▶ LIABILITIES & EQUITY | | 168,695.08 ◀ |

- B. Budget v. Actual
 - Actual: \$84,709.92
 - Budget: \$96,208.80
 - Better than Budget: \$11,498.88

C. Dues collection

1. 2020 Dues
 - a. 126/151 homeowners paid in full
 - b. 6 on approved payment plans
 - c. 19 have failed to pay or otherwise contact the board
 - d. **ACTION ITEM:** MacDonald to send out late notices (with \$25 late fee) first week of April to anyone who has not paid by 4/1 (and who is not on an approved payment plan)
2. Prior years – there was one unpaid \$50 late fee from 2018. It is unclear if the owner was ever notified. We'll check our records.

VI. Pending and Completed Sales

A. Pending

1. **1176 Dogwood Meadows Dr SE** – listed at \$469,900
2. **1278 Dogwood Meadows Dr SE** – listed at \$439,900

B. Completed

1. Nothing new since last meeting
2. **7705 Thornapple Club Drive SE** – this property closed in early 2019. Yost confirmed we received the \$198.75 transfer fee.

C. Listings – nothing at this time

VII. Common Areas – nothing to address at this time

VIII. Website – Lopofsky continues to maintain the website

IX. Tot Lot

A. 2019 invoice has been paid

- B. AMN previously proposed replacing the border around the tot lot, but that plan was rejected. Lewis will follow up to see if there are alternative plans or options in the works.

X. Front Entryway – 2019 invoice has been paid

XI. Road Updates

- A. Bob Ayars provided an update on ice and snow. While there was relatively little snow this year to plow, we did see some repeated ice issues, which were addressed with ice-melt.
- B. 2020 Project Update – the plan is to crack seal zones 1, 2, 3, and 6, and to seal coat zones 3 and 6.
- C. Spicebush drain – regarding the now-completed 2019 paving project, an inquiry arose from another association about a \$300 cost associated with a repaired drain on Spicebush. The board briefly discussed.

XII. Requests

A. 7917 East Dogwood Meadows Ct.

- 1. The owners of this address previously submitted a request to install solar panels on their roof. *See* Minutes from 12/4/2019 meeting. The board denied the request at that time so the broader issue of solar panels could be discussed at the annual meeting. The owners were informed that they could renew their request after the annual meeting. *See* Minutes from 12/4/2019 meeting.
- 2. The owners resubmitted their request on Feb. 17, 2020. The request included detailed plans showing, among other things, the location of the proposed installation, the company that would install, and the type of panels to be installed. The owners also consulted with any neighbor who would be able see the panels; the owners provided a list of all neighbors consulted and reported whether there were any objections.
- 3. The board discussed the resubmitted proposal, as well as the comments that were made at the annual meeting about solar panels.
- 4. **A motion was made to approve the proposed solar panel installation. The motion passed (4 in favor; 3 opposed).**

B. 7945 Thornapple Club Dr SE

- 1. The owner of this address submitted a proposal to add a lower deck railing and extension to include a small fenced-in dog-run area immediately behind their house/garage.
- 2. The owner submitted detailed plans showing the proposed additions.
- 3. The owner consulted with his neighbors on either side; neither had any objection.
- 4. **The board unanimously approved the proposal.**

C. Mobile (non-permanent) fire pit request in the villas – No approval needed

XIII. Complaints

A homeowner raised concerns about the speed of the nighttime snowplows. This concern was forwarded to Snellers. **The matter is closed.**

XIV. Any Other Business – none at this time.

XV. Open Forum – no community members were in attendance.

XVI. Next Meeting – Wednesday, June 3rd at 7:30 PM

XVII. Adjournment