

Ada Moorings Condo Association

Meeting Minutes for Board Meeting held June 3, 2020 at 7:30 PM at the front gatehouse

I. **Attendance** (Lewis, Yost, Ayars, MacDonald, Lopofsky, Mulchay, Rottschafer)

II. **Approval of Minutes:** Minutes from March 9, 2020 meeting were approved and posted to website

III. **Vandalism Incidents**

Sometime during the night of March 14, or the early morning hours of March 15, a number of properties in the neighborhood were vandalized. The primary damage was to mailboxes, although one property owner's light post was damaged. In addition, an owner reported that his son's truck, which was parked in the lot near the front gatehouse, had its tires slashed.

Lewis sent an email out to the neighborhood on March 16, encouraging anyone who had been victimized to report the matter to police. A number of owners confirmed that they had reported the vandalism to police. No further information about the perpetrators is known at this time. Anyone with any additional information about the matter is asked to report it to the Kent County Sheriff.

IV. **Treasurer's Report and Related Items**

A. Balance Sheet

Ada Moorings Condo Association **Balance Sheet** As of June 3, 2020

	Jun 3, 20
ASSETS	
Current Assets	
Checking/Savings	
Checking 653542696	34,086.63
▶ Savings 2942185113	102,514.17
Total Checking/Savings	136,600.80
Accounts Receivable	
Accounts Receivable	4,935.00
Total Accounts Receivable	4,935.00
Total Current Assets	141,535.80
TOTAL ASSETS	141,535.80
▶ LIABILITIES & EQUITY	141,535.80 ◀

B. Budget v. Actual

Actual: \$72,158.63

Budget: \$62,212.40

Better than Budget: \$9,946.23

C. Dues collection

1.2020

- a. 142 homeowners have paid in full.
- b. 7 homeowners on payment plans.
- c. 2 currently delinquent (plus 1 who failed to pay a late fee)
- d. Delinquencies Notes
 - i. As of 4/16/2020, five owners had failed to pay or set up a payment plan. MacDonald mailed out notice letters assessing late fees on or about 4.20.2020.
 - ii. As of 5/11/2020, three owners had failed to pay or set up a payment plan. One of five who were late in April paid his dues, but not his late fee. MacDonald mailed out notice letters to all four on or about 5/20/2020.
 - iii. As of 6/3/2020, two owners had failed to pay or set up a payment plan and one owner failed to pay late fee. Action Item: **MacDonald will mail out notice letters.**

2. Prior years – We previously discussed a homeowner who had an unpaid late fee of \$50 from 2018. We checked our records and correspondence, and it appears the homeowner was never notified of the deficiency. Since this fee was from two years ago, and the owner was apparently never notified, the board determined that the equities weighed against attempting to collect now, two years later. Therefore, the fee will be voided.

V. Pending and Completed Sales

A. Pending

1. **7744 Thornapple Club Dr SE** – listed for \$465,000

- a. Sellers: Machael Valentino
- b. New owners: Bruno Bortali
- c. Scheduled closing: 6/5/2020

2.842 Dogwood Meadows Drive SE – list price unknown

- a. Sellers: Todd and Arija Wilcox
- b. New owners: Justin and Sharon Kimura
- c. Closing pending.

B. Completed

1. **1176 Dogwood Meadows Dr SE** – listed at \$469,9000

- a. Sellers: Susan Shaw
- b. New owners: Katelyn Smith and David Wartko
- c. Welcome email sent 4/9/2020

2. **1266 Dogwood Meadows Drive SE** -- listed at \$459,900

- a. Sellers: Murphy-Bilinski Family Protection Trust
- b. New owners: James L. Kraai and Rhonda V. Kraai
- c. Welcome email sent on 5/11/2020

3. **1278 Dogwood Meadows Dr SE** – listed at \$439,900

- a. Sellers: Ken and Marcia Baker
- b. New owners: Ingo and Kate Diepholz
- c. Welcome email sent on 4/8/2020

C. Listings

1. 7794 Thornapple Club Dr SE – listed for \$444,900

VI. Common Areas

A. A community member noted that the top cable on a guard rail fence on Dogwood Meadows was loose. Board members purchased the necessary hardware and repaired it. **The matter is closed.**

B. A board member suggested that the next time the cul-de-sac maintenance contract is up for renewal (in 2021), we should get a quote from Thornapple River Nursery. Based on other contracts in the neighborhood, it appears they may be able to provide the same services for significantly less than we are paying Snellers.

VII. Website

Lopofsky provided an update on (1) the cost of maintaining the website and (2) options for a website plan (basic vs. expert) for the future. He recommended that we continue with the “Expert” plan, as switching to the “basic” plan would require a complete redesign and overhaul of the website. The board agreed.

VIII. Tot Lot – no issues at present.

IX. Front Entryway

- A. The vendor that provides lawn care services was unable to provide service in April due to Whitmer’s executive orders. Lawn care resumed in May.
- B. On May 27, 2020, we were advised that the Gatehouse had a leak in one of the windows in the cupola. TCCA is working on getting quotes to repair.

X. Road Updates

- A. Ice and Snow Updates – Bob Ayars advised we finished out the season better-than-budgeted due to a relatively light winter.
- B. 2020 Project Update – Lewis gave update. The road committee is soliciting bids to crack fill zones 1, 2, 3, and 6, and to seal coat zones 3 and 6. Everything has been delayed due to the governor’s shutdowns, but we are hopeful we can get the work done.

XI. Requests -- none

XII. Complaints

- A. On April 11, 2020, a homeowner filed a complaint that a neighbor had trespassed on their property and refused to leave when asked. The neighbor who allegedly trespassed later emailed a board member. She indicated she had not trespassed but was in a common area. The board responded to both parties with information from the Access Kent website regarding property lines. Both were asked to consult and respect the property lines going forward. **The matter is closed.**
- B. On or about April 16, 2020, we received a complaint that beavers have returned to one of the ponds. In the past, beavers caused flooding and other extensive damage throughout a portion of the neighborhood. Yost reached out to the contractor who previously assisted the association. **The matter is closed.**

- C. On or about April 28, 2020, a homeowner contacted a board member because Arrowaste had billed him for trash removal. The board contacted Arrowaste. Arrowaste advised that there had been a billing error, but the error has now been corrected. The board notified the homeowner of the response and advised him to ignore the bill. **The matter is closed.**
- D. On or about May 4, 2020, we received a complaint about dogs barking at an address on Dogwood Meadows. The board reached out to the owners of the home, advised them of the complaint, and asked for a response. The owners took a number of actions to address the issue, to the satisfaction of the board. **The matter is closed.**
- E. On or about May 5, 2020, the board received a couple of complaints about people dumping yard waste (and sometimes other trash) in common areas. The board addressed the complaint by circulating a neighborhood-wide email asking people not to “dump your yard waste in the common areas. It is inconsiderate to others, and it is a violation of the bylaws. So please use your yard waste bins, or the yard waste bags you can get from the township or elsewhere.” **The matter is closed.**
- F. On or about May 25, 2020, the board received the following complaint about a property: “There are weeds growing up the sides of the house, up the back deck to the point of coming through the staircase and breaking apart some stairs, and their grass has not been mowed in a long time, or possibly not at all yet this year.” A board member stopped by the residence, but no one was there. The board sent the owners an email and letter bringing the complaint to their attention and asking them to remedy the situation. The owner then attended to the yard. **The matter is closed.**

XIII. Any Other Business

The board has received a number of inquiries from lenders in connection with refinancing. It appears that a number of owners in the neighborhood are taking advantage of lower rates and refinancing.

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

XV. Next Meeting: September 16, 2020 at 7:30 PM

XVI. Adjournment