

Ada Moorings Condo Association

Minutes for Board Meeting held July 20, 2020 at 8:00 PM at the front gatehouse

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

II. **Treasurer's Report**

A. Dues collection 2020 -- Delinquencies

1. As of 7/20/2020, one owner had failed to pay, set up a payment plan, or respond to letters. The following **action items** were discussed.

a. Two board members would try to stop by to talk to the owner to see if notices have been received or if there were extenuating circumstances of some kind.

b. Starting the lien process in accordance with the procedures laid out in the bylaws.

2. As of 7/20/2020, one owner had failed to pay a late fee. **Action Item: MacDonald will mail out notice letter.**

III. **Front Fountain** – Not working. Yost has been investigating with vendor to make operational. Existing fountain is no longer repairable. New Fountain is proposed at \$2,550.50. Board approved to proceed. **Action Item: Yost will follow up on lead time to determine if we should proceed this summer or wait until spring.**

IV. **Requests**

A. **7794 Thornapple Club Dr SE**

1. On July 8, 2020, the owners requested permission to install a fence for dogs. The bylaws permit “fenced dog runs adjacent to the rear of a garage” with board approval. See Bylaws Art. 7.b.iii. On July 10, 2020, the board responded that it would be willing to approve a 15-foot dog run immediately behind the owner's home. The owner responded that this was unacceptable.

2. On July 11, 2020, the owners submitted a request to install a more expansive fence in their backyard. On July 18, 2020, the owner withdrew the request.

3. **As the request has been withdrawn, the matter is closed.**

B. 7990 Thornapple Club Dr SE – the owners submitted two requests.

1. A driveway expansion. The owners propose a 10 foot widening of their driveway (on the right side) so their kids have a place to park off the street. They submitted a diagram showing the location of the expansion. They have checked with their neighbors (7978, 7979, 7991, and 8012 Thornapple); none have any objection. **The board voted to approve.**
2. A 24' x 24' concrete slab extension on their back patio. They submitted a diagram showing the location of the extension. The owners also noted: “I hope to add a basketball hoop to it. I will not be adding a light or allowing late-night basketball! I go to bed relatively early as I get up around 4 AM on most days!” They have checked with their neighbors (7960, 7978, 8012, and 8020 Thornapple); none have any objection. **The board voted to approve.**

C. 794 Dogwood Meadows Dr SE – the owners submitted two requests.

1. **An addition of a screened porch at the back of their home.** The owners submitted a request to expand their back porch. They submitted detailed plans showing the location of the addition, its appearance, and the materials to be used. The owners consulted with their neighbors about the proposal; none had any objection. **The board voted 6-0 to approve** (Rottschafer abstained).
2. Request to plant trees in the backyard. No diagram was submitted showing the location of the trees. Board asked for plan for location of trees/landscaping and will consider at a later date.

D. 7995 Thornapple Club Drive

1. On June 26, 2020, the board received a letter from the owner of this address, requesting that the board deed to her certain common property of the association.
2. On July 30, 2020, the board responded in writing via US Mail, respectfully declining that request. The board noted that the land the owner requested “is, and has always been, common property of the association. See Master Deed and subsequent amendments.” The board explained, among other things, that as a co-owner, the homeowner was welcome to use the common area, consistent with the terms and conditions set forth in the master deed and bylaws.
3. **For the reasons stated above and in the letter to the homeowner, the request was denied.**

V. Complaints

- A. 937 Dogwood Meadows Dr SE – Complaint about white fence being present. **Action Item: Board will issue a letter inquiring whether owner obtained approval of the fence and if so, requesting documentation.**
- B. Common Area – Issue with homeowner (974 Dogwood Meadows) using association common area adjacent to a pond to store personal belongings (dock, boats, raft). **Action Item: Board will send a letter to homeowner to ask them to remove items when not in use.**
- C. Animal Nuisance – Beavers have taken up residence in some of the ponds. Coordinating with professionals to address the issue.

VI. ArrowWaste / Everkept – Yost worked with vendor to make sure appropriate fees (contractual) were applied.

VII. Next Meeting: September 16, 2020 at 8:00 PM

VIII. Adjournment