

Ada Moorings Condo Association

Minutes for Board Meeting held September 16, 2020 at 8:00 PM at the front gatehouse

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

II. **Approval of Prior Minutes**

- A. June 3, 2020 minutes approved and posted to website
- B. July 20, 2020 minutes approved and posted to website

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

A. Balance Sheet

Ada Moorings Condo Association Balance Sheet

As of September 16, 2020

	Sep 16, 20
ASSETS	
Current Assets	
Checking/Savings	
Checking 653542696	27,121.01
Savings 2942185113	102,522.27
Total Checking/Savings	<u>129,643.28</u>
▶ Accounts Receivable	725.00
Total Current Assets	<u>130,368.28</u>
TOTAL ASSETS	<u>130,368.28</u>
▶ LIABILITIES & EQUITY	130,368.28 ◀

B. Dues collection - 2020

- 1. All homeowners have either paid dues in full or are current on payment plans.
- 2. One owner failed to pay a late fee. **MacDonald will mail out notice letter.**

IV. **Pending and Completed Sales**

A. **Pending**

- 1. **920 Thornapple Club Ct SE** – list price \$440,000
 - a. Seller: Scott Hagley
 - b. Buyer: Victoria Way and Ross Rademaker
 - c. Scheduled closing date: 9/18/2020

2. **1229 Riverwalk** - list price: \$389,900
 - a. Seller: Marge Vitale
 - b. Buyer: Farah Merhi
 - c. Scheduled closing date: 9/18/2020

B. Completed

1. **1208 Dogwood Meadows** -- list price: \$495,000
 - a. Seller: Lauren and Shayne Nowak.
 - b. Buyer: Nick and Laurie Gleason.
 - c. Sold 8/5/2020
2. **7794 Thornapple Club Drive** – list price: \$410,000
 - a. Seller: Nikki Damuth
 - b. Buyer: Alissa and Matthew Vidro
 - c. Sold: 8/25/2020
3. **7978 Thornapple Club** -- List price \$450,000.
 - a. Seller: Larry Palmer
 - b. Buyer: Rich and Jamie Sottile
 - c. Closing date: 9/10/2020
4. **7744 Thornapple Club Dr SE** – list price \$465,000
 - a. Sellers: Machael Valentino
 - b. New owners: Bruno Bortali
 - c. Closed: 6/5/2020; welcome email sent 9/14/2020
5. **842 Dogwood Meadows Drive SE** – sold \$454,500
 - a. Sellers: Todd and Arija Wilcox
 - b. New owners: Justin and Sharon Kimura
 - c. Closed 6/30/2020; welcome email sent 7/22/2020

C. Listings

1. 1241 Riverwalk Ct SE – listing price \$369,900
2. 1157 Spice Bush Dr SE – listing price \$459,900

V. Common Areas

- A. The front fountain has been repaired and is now operating. **This matter is closed.**
- B. Update on nuisance. **Resolved.**
- C. Lift station improvements have been made. New plants have been installed to shield the station from view and improve the aesthetic. **This matter is closed.**

VI. Website - No Updates

VII. Tot Lot – no issues to address at this time

VIII. Front Entryway – no issues to address at this time. Repairs will likely be necessary in the future due to leaking windows in the cupola.

IX. Roads

A. **2020 Project Update** – Sealcoating has been completed and looks great. The crack filling has largely been completed as well; some limited work remains to be done.

B. 2021 and beyond

The board discussed the next phase (Phase V) of the repaving project. The board discussed timing and whether it was best to proceed in 2021 or try to wait until 2022. The consensus was to try to proceed in 2021. May have to raise the dues. The Road Committee will be meeting soon to discuss plans for next year.

X. **Requests** – none at this time

XI. Complaints

A. 937 Dogwood Meadows Dr SE – board will look in its files to see if there is any documentation regarding fence.

B. Common Area – Issue with homeowner (974 Dogwood Meadows) using association common area on pond (dock, boats, raft). **Action Item: Board will send a letter to homeowner to ask them to remove items when not in use.**

XII. **Any Other Business** -- none

XIII. **Open Forum** – no community members were in attendance.

XIV. **Next Meeting** – Nov. 18, 2020 at 7:30PM

XV. **Adjournment**