

Ada Moorings Condo Association

Minutes for Board Meeting held October 27, 2020 at 8:00 PM at the front gatehouse

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

II. Approval of Prior Minutes – September 16, 2020 minutes approved and posted to website.

III. Roads

A. Annually Recurring Costs

1. On October 6, 2020, the road committee met and approved a 2021 budget for annually recurring costs in the amount of \$14,570.
2. The AMCA board unanimously approved this portion of the budget.

B. Capital Improvements/Repair Costs

1. On October 6, 2020, the road committee met and tentatively approved a plan to proceed with Phase V of the repaving project in 2021. The proposed scope of work would include the section of Thornapple Club between the two intersections with Dogwoods Meadows, as well as all of Dogwood Meadows north of the second intersection with Thornapple Club. The anticipated cost would be \$296,000.
2. The AMCA Board discussed the proposal put forward by the road committee, as well as some other possible options for 2021. Specifically, the Board reviewed the following three options for Phase V.
 - a. **Option 1** – Proceed with the proposal put forward by the road committee (i.e., do all the improvements outlined above in CY21) and increase Dues by \$200 to cover the shortfall of existing accounts in CY21. Board discussed *not* wanting to increase dues.
 - b. **Option 2** – Delay the entire Phase V project outlined above to CY22 to preserve existing Dues Schedule. Board discussed the need to proceed with improvements on Dogwood Meadows in 2021 if possible.
 - c. **Option 3** – Proceed with a scaled-back version of Phase V in CY21. The scaled-back version would involve repaving the portion of Dogwood Meadows north of the second intersection with Thornapple Club Drive, but excluding the portion of Thornapple Club Drive between the two

intersections to reduce the overall expenses in CY21 and preserve the current Dues Schedule. **Board saw this option as the best one and voted (6-1) to approve, so long as the revised capital improvement costs for 2021 would be \$231,000 or less. Lewis to review with the Road Committee. The board authorized Lewis to approve Option 3 on behalf of AMCA without an additional vote for approval, so long as the revised capital improvement costs for 2021 would be \$231,000 or less.**

IV. Requests

- A. 1278 Dogwood Meadows Dr.** – the homeowner submitted a request to place a book-exchange box shaped like a schoolhouse in the cul-de-sac at the Villas end of Dogwood Meadows Dr. The Villas owners were consulted and support the request. (Note: there was a similar book-exchange box at the other end of the neighborhood.) **The board approved the request.**
- B. 770 Dogwood Meadows** – the homeowner submitted a detailed proposal to rebuild and expand his back deck. He checked with his neighbors about his proposed construction, and he reported that none have any objection. **The board approved the request.**

V. Any Other Business - none

VI. Open Forum - no community members were in attendance.

VII. Next Meeting – November 18, 2020 at 8:00 PM (if needed)

VIII. Adjournment