

Ada Moorings Condo Association

Minutes for Board Meeting held January 7, 2021 at 7:30 PM at the front gatehouse

I. Attendance

A. Present: Lewis, Yost, Ayars, MacDonald, Lopofsky (phone), Mulchay

B. Absent: Rottschafer

II. Approval of Minutes – Oct. 27, 2020 minutes approved and posted to the website

III. Treasurer’s Report and Related Items

A. 2021 Budget – Yost prepared a budget for 2021, which he will discuss in detail at the upcoming annual meeting.

B. 2020 Budget v. Actual – Yost reported that we finished out 2020 \$11,958.46 better than budget.

C. Balance Sheet

1. Checking:	\$19,935.51
2. Savings - General:	\$14,073.61
3. Savings – Road:	\$88,453.53
4. Total:	\$122,462.65

D. Dues collection – everything is up to date.

IV. Pending and Completed Sales

A. Completed

1. **1229 Riverwalk** - list price: \$389,900

a. Seller: Marge Vitale

b. Buyer: Ferah Merhi

c. Closing date: 9/28/2020

2. **920 Thornapple Club Ct SE** – list price \$440,000

a. Seller: Scott Hagley

b. Buyer: Victoria Way & Ross Rademaker

c. Closing date: 9/18/2020

B. Pending – none

C. Listings – none

V. Common Areas

Beavers are again causing property damage. Since the weather turned cold and ice came in, they have been laying low. The situation will monitored.

VI. Website

- A. Transfer-of-Ownership Form – Lopofsky updated the website with the 2021 form
- B. 2021 Insurance Information – Lopofsky updated the website with the 2021 information.

VII. Tot Lot

- A. **2020 Invoice Paid.** The invoiced amount (\$1,576.34) is less than the budget we approved (\$1,777.56). Yost paid the invoice on 1/4/2021. The board thanks Ada Moorings North (AMN) for its continued coordination and care of this space.
- B. **2021 Proposed Tot Lot Budget** was received from AMN on Dec. 18, 2020. Total proposed budget for 2021 is **\$2,849.00**, with an AMCA share of **\$1,886.84**. The board voted to approve the proposed budget. Lewis notified AMN of our approval.

VIII. Front Entryway

- A. **Invoice for 2020 Expenses.** TCCA usually invoices for the previous year’s expenses (here, the 2020 expenses) in mid-to-late January. The invoice for the 2020 expenses will be evaluated and paid upon receipt, assuming it is within the previously approved budget (see Jan. 22, 2020 minutes). The board thanks TCCA for its continued coordination and care of this space.
- B. **2021 Proposed Budget.** 2021 Entryway budget was approved by unanimous vote. Total approved budget is \$15,199 (\$10,065.81 AMCA share). This budget is in line with past years. Lewis notified TCCA of our approval.

IX. Road Updates

A. 2021 Budget and Project Updates

- 1. After our October 27 meeting, Lewis approached the Road Committee with a request to proceed with scaled-back version of the 2021 capital improvement project. See Option 3 in the Minutes from 10/27/2020.
- 2. The road committee agreed and, with the assistance of the engineers, came up with a revised budget, as follows:
 - a. Annually Recurring: \$14,569.83 (unchanged from last budget)
 - b. Capital Improvements: \$220,000.00
 - c. TOTAL: \$234,569.83
- 3. The road committee approved the revised budget, and all of the associations did as well. After double checking with Yost, Lewis approved on behalf of AMCA, based on the authority the board granted on October 27, 2020.

4. Our engineers put out a request for bids, and we are awaiting bids.

B. **Ice and Snow Updates** – Bob Ayars provided an update. Things have been relatively quiet this winter so far, but heavy ice and snow are expected soon.

X. **Requests**

A. **1208 Dogwood Meadows** – the owner requested permission to remove two trees from the front of her residence. One was blocking the entrance to her garage, and the other was producing berries that were making her dog sick. **The board voted to approve.**

B. A homeowner contacted the board about replacing an existing deck. The board agreed that if a homeowner is simply replacing an existing structure, no board approval is needed. The homeowner was notified.

XI. **Complaints** – none at this time

XII. **Any Other Business** - none

XIII. **Annual Meeting Planning**

A. **Date:** February 10th, 2021 at 7:30 PM

B. **Location:** Due to ongoing concerns about COVID-19 and how it might impact our ability to find meeting space, as well as how ongoing concerns might impact attendance, the board decided to hold a virtual meeting this year via Zoom. Yost will set it up and provide a link.

C. **Action Items**

1. **Lewis** to send out a neighborhood-wide email to residents to notify and remind them.

2. **MacDonald** to send out mailers via U.S. Mail as soon as possible.

3. **Yost** will prepare the PowerPoint. Note that:

a. MacDonald will not be seeking reelection (elected Jan. 2019)

b. Lopofsky is up for reelection and is willing to continue to serve (elected Jan. 2019)

c. Mulchay, Rottschafer, Lewis, Yost, and Ayars not up for reelection (elected Feb. 2020)

XIV. **Open Forum** – no community members present.

XV. **Adjournment**