

Ada Moorings Condo Association

Minutes of Board Meeting held on March 11, 2021 at 7:45 PM at the front gatehouse

I. Attendance

1. Board members In-person: Lewis
2. Board members on Zoom: Bowman, Wartko, Yost, Lopofsky, Mulchay, and Rottschafer
3. Villas Representatives (non-voting): Ayars and Said (in-person)

II. Welcome

1. New Board Members: David Wartko and Jennifer Bowman
2. New Villas Representative (non-voting): John Said

III. Annual Meeting Minutes – Feb. 10, 2021

1. Meeting minutes approved and posted to website

IV. Officers – election of officers for 2021

1. President: Sean Lewis to continue, Ben Rottschafer to shadow/train
2. Secretary: Ben Rottschafer
3. Treasurer: Jeff Yost to continue, David Wartko to shadow/train

V. Treasurer's Report and Related Items

1. Balance Sheet – Yost
 1. Checking: \$104,603.47
 2. Savings: \$102,530.57
 3. Total: \$207,134.04
2. Budget v. Actual – as per Yost, we are right on budget at present
3. Dues collection – Yost
 1. 2020: Yost confirmed all dues have been paid; one late fee remains outstanding.
 2. 2021
 1. Dues cards were mailed out. Thank you Yost.
 1. April 1st, 1st Round of late notices to go out.
 2. All members voted to waive March 2021 late fees, in line with practice from previous years.
 3. Payments received: 128/151 Paid
 4. Payment plans: 6 approved
 5. 17 homes have not reached out or provided payment yet.

VI. Pending and Completed Sale

1. Completed – none at this time
2. Pending - 1153 Spice Bush Drive

1. Seller: Christopher M. DeBano
 2. Buyer: Michael Joseph Smith and Alicia Ann Smith
 3. Closing scheduled for 4/1/2021
 4. Welcome email sent 3/2/2021
3. Listings – 935 Thornapple Club Ct SE (offered at \$430,000)

VII. Common Areas

1. No Issues.

VIII. Website

1. All is well, January 2021 meeting minutes were posted.

IX. Tot Lot

1. Yost confirmed that bill was paid on time.

X. Front Entryway

1. Yost confirmed that the invoice for the 2020 expenses have been paid. On January 10, 2021, TCCA sent us the invoice for our share of the 2020 front entryway expenses. The invoiced amount (\$7,958.80 AMCA share) is less than the budget we approved (\$10,794.83 AMCA share) (see Jan. 22, 2020 minutes). The board thanks TCCA for its continued coordination and care of this space.

XI. Road Updates

1. Ice and Snow Updates: Bob Ayars
 1. 2021 Project Update – the Road Committee received a number of bids for the work it plans to perform in 2021. With the advice of our engineers, we selected a within-budget bid from Michigan Paving. A contract has been signed. The next step will be a preconstruction meeting.
 2. Pothole near front entrance:
 1. Cold patch will be applied once dried from snow/ice.
 2. If needed, the road committee will ask Michigan Paving to repair pothole when Dogwood Meadows is repaved in Summer 2021.

XII. Requests

1. **7715 Thornapple Club Drive** – the homeowner requested permission to complete two projects.
 1. First, the owner requested permission “to remove a crabapple tree that continues to overgrow our driveway.” **The board approved.**
 2. Second, the owner requested permission to a “add a 3 foot paver border to both sides of our driveway.” The owner noted: “The purpose of the pavers is to add a nice detail to the front of our house, widen the driveway to allow us to make it easier to back our car out of the driveway when another car is in it and give our kids more room to play basketball in the driveway.” The owner attached “an illustration of what we are planning along with what the pavers will look like.” **The board approved.**

2. **1137 Spice Bush Drive** – the homeowner requested permission to complete two projects.
 1. First, the owner wished to expand his driveway so there would be additional space to park. The proposal was similar to other, previously approved driveway expansions in the neighborhood. The owner consulted with his neighbors, and none had any objections. **The board approved this request.**
 2. Second, the owner proposed some work to the back of his home and his backyard. The owner submitted plans showing the nature of the proposed work and the dimensions of the project. The owner consulted with his neighbors, and none had any objections. **The board approved this request.**

XIII. Complaints – none at this time

XIV. Any Other Business – none at this time

XV. Open Forum – no issues were raised

XVI. Next Meeting: June 30, 7:45pm (unless earlier meeting is needed)

XVII. Adjournment