

Ada Moorings Condo Association

Agenda for June 8th, 2022 AMCA Board Meeting – 7:30 PM at the front gatehouse

I. Attendance

A. Board members: J. Yost, S. Lopofsky, S. Mulchay, J. Bowman & D. Wartko

B. Villas Representatives (non-voting): J. Said

C. Other:

II. Approval of Minutes – April 14th minutes approved

A. ACTION – post approved minutes to the website (S. Lopofsky)

III. Treasurer's Report and Related Items

A. Balance Sheet – Wartko/Yost

Ada Moorings Condo Association	
Balance Sheet	
As of June 8, 2022	
	Jun 8, 22
▼ ASSETS	
▼ Current Assets	
▼ Checking/Savings	
Checking 653542696	121,218.77
► Savings 2942185113	21,002.26 ◀
Total Checking/Savings	142,221.03
► Accounts Receivable	815.00
Total Current Assets	143,036.03
TOTAL ASSETS	143,036.03
► LIABILITIES & EQUITY	143,036.03

B. Budget v. Actual – Wartko/Yost

Ada Moorings Condo Association Profit & Loss Budget vs. Actual January through June 2022				
	Jan - Jun 22	Budget	\$ Over Budget	
> Dues - Fee Income	119,305.00	120,045.00	-740.00	
> Reimbursed Expenses	199.90			
Working Capital	963.75			
Total Income	120,498.65	120,045.00	453.65	
Gross Profit	120,498.65	120,045.00	453.65	
> Expense				
> Expenses				
> Administrative				
Accounting/Audit	0.00	2,000.00	-2,000.00	
AMRC Administrative	0.00	0.00	0.00	
Bank Fees	0.00	16.00	-16.00	
Legal share	0.00	600.00	-600.00	
Office Supplies	0.00	150.00	-150.00	
Postage/Fax/Copy	74.99	300.00	-225.01	
State of MI Nonprofit Fl...	0.00	20.00	-20.00	
Website	192.00	84.00	108.00	
Total Administrative	176.99	3,170.00	-2,993.01	
> Common Area				
Entryway Maintenance	8,381.94	8,381.94	0.00	
> Island Maintenance				
Bark/Mulch	1,793.12	1,500.00	293.12	
Lawn Maintenance	2,399.38	3,138.38	-739.00	
Tree Replacement	0.00	500.00	-500.00	
Water Reimburseme...	0.00	0.00	0.00	
Total Island Maintenance	4,192.50	5,138.38	-1,045.88	
Pond Maintenance	197.50	250.00	-52.50	
Tot-Lot Share	1,815.28	1,815.28	0.00	
Total Common Area	14,497.22	15,585.60	-1,088.38	
Insurance Expense Share	1,372.00	1,372.00	0.00	
Road Repair	0.00	0.00	0.00	
Snow Plowing	0.00	0.00	0.00	
Trash Disposal	13,544.70	13,544.70	0.00	
Total Expenses	29,590.91	33,672.30	-4,081.39	
Total Expense	29,590.91	33,672.30	-4,081.39	
Net Ordinary Income	90,907.74	86,372.70	4,535.04	
Other Income/Expense	1.70			
Net Income	90,909.44	86,372.70	4,536.74	

C. Dues collection – Wartko/Yost

Ada Moorings Condo Association A/R Aging Summary As of June 8, 2022						
	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Gerley AMS040	0.00	0.00	0.00	0.00	95.00	95.00
Thompson AMS...	0.00	0.00	0.00	0.00	395.00	395.00
VanSkiver AMS...	0.00	0.00	0.00	0.00	300.00	300.00
Walker AMS094	0.00	0.00	0.00	25.00	0.00	25.00
TOTAL	0.00	0.00	0.00	25.00	790.00	815.00

1. 147 homeowners are paid in full
2. 3 homeowners are on a payment plan and paying as scheduled

3. 1 homeowners are delinquent
 - a. Start lien process
 - b. Notification re termination of services

IV. Action Items from Prior Meeting(s)

- A.** Meeting Minutes from 1/26 Complete and Posted onto website – S. Lopofsky to follow up with B. Rottschäfer
- B.** Mail out past due letters to (3) homeowners – B. Rottschäfer; If not complete do not send as now all 3 are paid. Need (1) homeowner notified of late fee balance.
- C.** Contact Road Committee and encourage progress on filling potholes and scheduling AMRC meeting – J. Yost
- D.** Contract out neighborhood sign painting – Sean Mulchay volunteered; Yost to give contact.
- E.** Add 8027 Thornapple Dr. issues to AMRC – J. Bowman
- F.** Email Front Entrance President about brick concerns – J. Yost – complete;

V. Pending and Completed Sales

A. Completed

1. 923 Dogwood Meadows Dr. – 5/27/2022
 - a. Seller: Appie
 - b. Buyer: Adam & Elizabeth Chaignot
 - c. Welcome email – D. Wartko to send template to team.
2. 1180 Dogwood Meadows Dr. – 06/07/2022
 - a. Seller: Vatikiotis
 - b. Buyer: Jeff & Mary Beth Yost
 - c. Welcome email sent: N/A

B. Pending – none

C. Listings –

1. 1209 Dogwood Meadows Dr.

- a. Seller: Jeff & Mary Beth Yost

VI. AMRC - Road Updates

- A.** Pot hole issue is a top priority and Superior Asphalt is quoting maintenance work to be completed asap even in the tentative 2023 replacement area. J. Yost
- B.** Adding crack sealing where necessary
- C.** Our board would prefer multiple quotes but will review and approve 1 if necessary
- D. Action** – Need AMRC update on “punch list” from Michigan Paving via Ryan Arends w/ Moore & Bruggink

VII. Common Areas – none

VIII. Website – none

IX. Tot Lot – none

X. Front Entryway

- A.** Formal complaint filed again about the bricks at front entrance. **Action** - Send email to Front Entrance TCCA asking for upgrade quotes and options for repair.

XI. Requests – none

XII. Complaints

- A. Formal complaint about work vehicle being stored outside at 1170 Dogwood. (Exhibit A Condominium Bylaws, Article VII section B (ix)). Residential construction going on preventing vehicle from being stored inside. Board will continue to follow up at subsequent meetings.
- B. Complaint issued regarding 1193 Dogwood Meadows Dr. (Exhibit A Condominium Bylaws, Article VII section B (v)) about flower garden bed ~6'x12' being placed without board approval. ACTION – ask homeowner to provide plans (S. Lopofsky).

XIII. Any Other Business

- A. Welcome email – D. Wartko to send to group
- B. Email blast list – Scott follow up Ben to determine if Secretary or Webmaster will own this.
- C. Creation of AMCA general GMAIL email account for positions (President, Secretary & Treasurer)
- D. Creation of general documentation via google docs. ACTION – J. Yost to detail documents that should be cloud based

XIV. Open Forum

- A. GR Tri conversation about back gate being opened
- B. Conversation about the property development on the Fase/Thornapple corner

XV. Next Meeting – 9/13/2022 @ 7:30PM

XVI. Adjournment