

Ada Moorings Condo Association
Meeting Minutes for September 29, 2021 AMCA Board Meeting
8:00 PM - front gatehouse

1) Attendance:

- a) Board members: Lewis, Yost, Lopofsky, Mulchay, Rottschafer, Bowman, Wartko
- b) Villas Representatives (non-voting): John Said
- c) Other: No others present

2) Approval of Minutes:

- a) June 30, 2021, minutes approved and posted to the website

3) Treasurer's Report and Related Items:

- a) Balance Sheet:
 - i) Checking Balance: \$40,844.78
 - ii) Savings Balance: \$16,152.59 (which is above our 10% minimum requirement)
 - iii) Total Balance: \$56,997.37
- b) Budget v. Actual:
 - i) Budget: \$77,541.20
 - ii) Actual: \$65,465.28
 - iii) +\$12,075.92 better than planned.
- c) Budget Other:
 - i) We haven't seen an invoice for Legal assistance in regards to 974 Dogwood Meadows issue.
 - ii) Trash, wood chips, pond, lawn, all paid.
- d) Dues collection – as per an email from Yost on August 27, “100% of Annual Dues & Late fees have been received for 2021. There is no outstanding balance for any homeowner.”

4) Pending and Completed Sales

- a) Completed
 - i) 7719 Thornapple Club Dr SE
 - (1) Sellers: Chris & Chelsea Delucenay
 - (2) Buyers: Mike and Katie Voke
 - (3) Scheduled closing date: 9/8/2021
 - (4) Sean sent Welcome email 9/8/2021
- b) Pending:
 - i) 7718 Thornapple Club Dr SE (asking price \$399,000)
 - (1) Sellers: Michael Hearing
 - (2) Buyers: Marco Iacsin

(3) Scheduled closing date: 10/12/2021

- ii) 891 Dogwood Meadows Dr SE (asking price 444,900)
 - (1) Sellers: Bob and Marge Garen
 - (2) Buyers: Unknown at time of meeting
 - (3) Scheduled closing date: Unknown at time of meeting

c) Listings

- i) 1171 Dogwood Meadows Dr SE (asking price \$479,900)
- ii) 7768 Thornapple Club Dr SE (asking price \$450,000)

5) Common Areas:

- a) **Storage and Dumping** – the owners of 974 Dogwood continue to store personal property on the common area (See photos 1 through 3 below). In addition, on September 15, 2021, they dumped a large volume of brush and wood on the common area (See photo 4).
 - i) Board reviewed photos of common area and debris on the common area. Heard from board members who have visited the site.
 - ii) Two Issues: a) tree debris dumped on common property and, b) storing a dock and paddle boat on property.
 - iii) Next Steps:
 - (1) Jennifer to reach out to homeowners regarding tree dumped on common property as well as the dock and paddle boat. As a follow up (if needed), Board to issue letter to 974 Dogwood Meadows requesting they remove the tree/lawn debris off the common area.

6) Maintenance of Ponds:

- a) Mark Hughes approached a board member about pond maintenance. He claimed that the Ninth Amendment converted some or all of the ponds to general common areas. He indicated that if that is the case, the board should be paying to maintain them (i.e., paying for weed treatment and algae control), rather than the homeowners who live on the ponds.
 - i) The board has historically, as noted in previous minutes, taken the position that those who abut the ponds may, if they wish, join together and pay for pond treatments. Homeowners abutting the ponds are not required to do so, but they may do so if they wish. The board saw no reason to depart from this position at this time.

7) Website:

- a) Lopofsky notes that we are not being charged sales tax as of yet (maybe not at all) since we are not-for-profit. We previously provided documentation to the website host, but they indicated the submitted documentation was inadequate.

8) Tot Lot:

- a) No issues or concerns.

9) Front Entryway

- a) Flags: Sean L to reach out to Ken Miller to assess broken flagpole and flag replacement.
- b) Jennifer to contact Ken Miller to address holiday decor.

- c) Pond fountain timing was off due to power outage in September, Jeff reset timer, so fountain runs on previously schedule times. Thank you, Jeff!

10) Road Updates:

- a) Paving Project – the Phase 5 paving project was completed in July. Special thanks to Ben for his assistance in making the project a success. He contacted the post office, distributed letters by hand, and distributed flags for sprinkler heads.
- b) Snow – the Road Committee signed a one-year contract extension with Snellers. Five percent increase from last year. A new (hopefully multiyear) contract will need to be negotiated next year to have the entire neighborhood on the same schedule / plan.
 - i) Contract is pay for push, we pay when they come out so we don't have them out when its just a dusting or minor snowfall.
 - ii) Recommendation to provide education to neighborhood on how the association is charged and when we use/don't use salting.
 - iii) Ice melt is automatically applied to the intersections as needed. From time to time, it is necessary to apply ice melt on all roads in the neighborhood. That decision is made by the Road Committee on a case-by-case basis. The Committee has to weigh the cost (which is substantial) vs the need for safety. In all but the rare case, applying ice melt to the intersections is sufficient.
- c) We will need to select a member of the board to represent AMCA on the Road Committee.
- d) Path between AMCA and AMN - is not on the list of repairs. Ben to review master deed and see who owns the path. Updates at next meeting.

11) Requests:

- a) **1208 Dogwood Meadows** -- the homeowners requested permission to install an in-ground pool surrounded by a fence. The owner submitted detailed plans showing the location of the proposed pool and fencing, as well as its appearance. The owner consulted with their neighbors and reported no objections. **The board approved this request.**

12) Old Complaints:

- a) 1160 Dogwood Meadows – at the last meeting, a homeowner filed a complaint about brush piles in front of this residence. A board member contacted the owner of 1160 Dogwood Meadows, and the issue has been resolved (i.e., the brush piles are now gone.) **This matter is closed.**
- b) Boat parked in front entrance parking lot: On August 18, 2021, the board received a complaint that there was “a speed boat . . . stored up in the common area parking lot.” The board worked with TCCA to identify the homeowner who parked the boat, and the board contacted the owner. The owner promptly removed the boat. **This matter is closed.**

13) New Complaints:

- a) 853 Dogwood Meadows DR SE – homeowner moved the closure tape and cones and drove on the newly paved road while it was still closed. Ignored repeated instructions not to do so. Claimed “he spoke to one of the guys on the crew,” but the road crew stated that was not so.
 - i) Board member discussed with homeowner at the time of incident and the matter is now closed.

- b) 1180 Dogwood Meadows Drive – complaint that this homeowner is feeding animals (ducks and deer) on their own property and creating a nuisance by drawing in animals that defecate prolifically on the surrounding properties.
 - i) Jeff Yost talked to owners with no resolve.
 - ii) Board agrees to generate letter to request they cease feeding the animals. Jeff Yost to draft letter, Ben to mail letter out and attach a copy to an email, provided owners email address is on file.
- c) 1160 Dogwood Meadows – the board received a complaint that this address has items stored in the back patio area. The complainant described the area as a “mess.”
 - i) Board discussed if the level of “mess” equals a violation,
 - ii) Board will visit property and ask if they tidy up the area. Jeff and Ben volunteered to visit homeowners.
- d) Debris in Southeast Pond – the board received a complaint stating that there was a dock installed on the common property on the southeast pond. The board investigated and found a variety of old boards and a broken portion (4 board’s worth) of an old dock floating at water’s edge. It appeared the material washed in with the last flood. The debris was removed from the water, **and the matter is closed.**
- e) Animal Nuisance: The board received a complaint about nuisance (wild) animals causing damage in the neighborhood. The board contacted a professional and is working to resolve the issue.
- f) Sean M to draft a proposed document/form to use when homeowners would like to make a complaint / concern. The board will consider at a future meeting whether it would be best to use such a form.

14) Any Other Business:

- a) Bylaws – Jennifer declined time.
- b) Sean Lewis to relocate in roughly 6 months for work.
- c) Issues remain on some sections of the newly paved Dogwood Meadows Dr and need to be worked out with Road Committee.

15) Open Forum:

- a) No other homeowners present.

16) Next Meeting:

- a) Wednesday, December 1, 2021 @ 8:00pm - Front Gatehouse.
- b) Once minutes are approved, Ben to mention date and time on neighborhood Facebook page and direct AMCA homeowners to review meeting minutes for more information.
- c) Ben to email homeowners at least one week (7 days) in advance of the meeting to remind homeowners.
- d) Discussion on using Zoom or other technology to broadcast meetings:
 - i) Audio versus Video broadcast, benefits and cautions discussed

- ii) Board discussed need for a) public discussion / open forum as well as b) closed sessions discussion (board members only).
- iii) Issues with no Data/Wifi at gatehouse,
- iv) Outcome: Board members discussed challenges with accommodating all parties preferences. Phone, Zoom, Audio/Visual. Board encourages proposals from homeowners on how to resolve issue and bring them to the next meeting.

17) Adjournment:

a) Time: 9:31pm

Photo 1) Property lines from county website

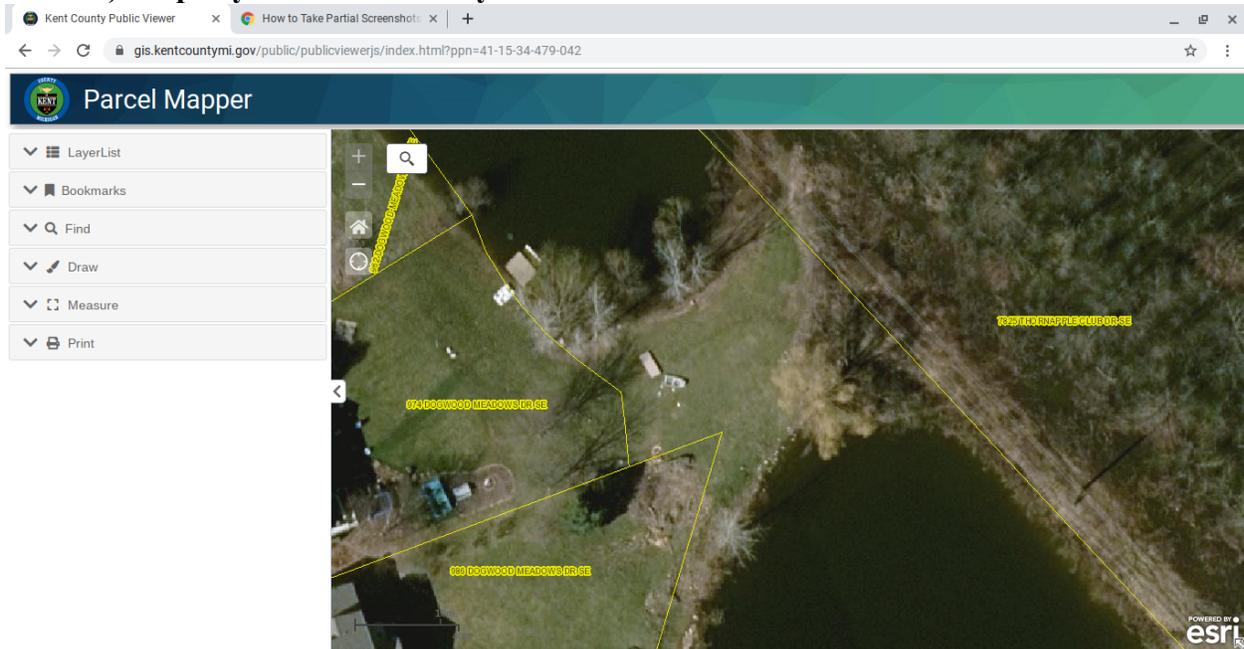


Photo 2) September 10, 2021



Photo 3) September 18, 2021



Photo 4) September 18, 2021

