

**Ada Moorings Condo Association**  
**Meeting Notes for October 5<sup>th</sup>, 2022 AMCA Board Meeting**  
**– 7:30 PM at the front gatehouse**

**I. Attendance**

- A. Board members:** J. Yost, S. Lopofsky, S. Mulchay, J. Bowman & B. Rottschafer
- B. Villas Representatives (non-voting):** J. Said
- C. Other:**

**II. Approval of Minutes – June 8<sup>th</sup> minutes approved**

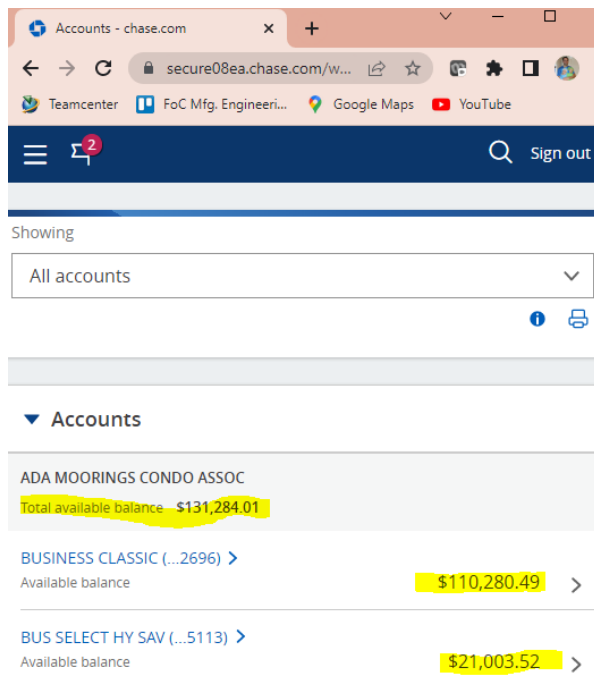
- A. ACTION –** post approved minutes to the website (S. Lopofsky)

**III. Treasurer’s Report and Related Items**

- A. Balance Sheet –** Wartko/Yost

**Ada Moorings Condo Association**  
**Balance Sheet**  
**As of October 5, 2022**

		Oct 5, 22
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
Checking 653542696		110,280.49
▶ Savings 2942185113		21,003.52 ◀
<b>Total Checking/Savings</b>		<b>131,284.01</b>
<b>Total Current Assets</b>		<b>131,284.01</b>
<b>TOTAL ASSETS</b>		<b>131,284.01</b>
▶ <b>LIABILITIES &amp; EQUITY</b>		131,284.01



B. Budget v. Actual – Wartko/Yost

**Ada Moorings Condo Association**  
**Profit & Loss Budget vs. Actual**  
January through September 2022

	Jan - Sep 22	Budget	\$ Over Budget
▶ Dues - Fee Income	119,605.00	120,045.00	-440.00
▶ Reimbursed Expenses	199.90		
Working Capital	1,788.75		
<b>Total Income</b>	<b>121,593.65</b>	<b>120,045.00</b>	<b>1,548.65</b>
<b>Gross Profit</b>	<b>121,593.65</b>	<b>120,045.00</b>	<b>1,548.65</b>
▼ 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	1,200.00	-1,200.00
Office Supplies	175.75	150.00	25.75
Postage/Fax/Copy	74.99	300.00	-225.01
State of MI Nonprofit Fi...	20.00	20.00	0.00
Website	170.00	126.00	44.00
<b>Total Administrative</b>	<b>440.74</b>	<b>3,812.00</b>	<b>-3,371.26</b>
▼ Common Area			
Entryway Maintenance	8,381.94	8,381.94	0.00
▼ Island Maintenance			
Bark/Mulch	1,703.12	1,500.00	203.12
Lawn Maintenance	5,916.42	5,492.15	424.27
Tree Replacement	0.00	500.00	-500.00
Water Reimburseme...	1,347.87	896.44	451.43
<b>Total Island Maintenance</b>	<b>8,967.41</b>	<b>8,388.59</b>	<b>578.82</b>
Pond Maintenance	329.77	250.00	79.77
Tot-Lot Share	1,815.28	1,815.28	0.00
<b>Total Common Area</b>	<b>19,494.40</b>	<b>18,835.81</b>	<b>658.59</b>
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	20,317.05	20,317.05	0.00
<b>Total Expenses</b>	<b>41,624.19</b>	<b>44,336.86</b>	<b>-2,712.67</b>
<b>Total Expense</b>	<b>41,624.19</b>	<b>44,336.86</b>	<b>-2,712.67</b>
<b>Net Ordinary Income</b>	<b>79,969.46</b>	<b>75,708.14</b>	<b>4,261.32</b>
▶ Other Income/Expense ▶	2.96 ◀		
<b>Net Income</b>	<b>79,972.42</b>	<b>75,708.14</b>	<b>4,264.28</b>

C. Dues collection – Wartko/Yost

**Ada Moorings Condo Association**  
**A/R Aging Summary**  
As of October 5, 2022

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Gurley 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
Walker AMS094	0.00	0.00	0.00	0.00	25.00	25.00
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>515.00</b>	<b>515.00</b>

1. 148 homeowners are paid in full
2. 3 homeowners are on a payment plan and paying as scheduled

IV. Action Items from Prior Meeting(s)

- A. Meeting Minutes from 4/14 posted to website - COMPLETE
- B. Mail out letter to (1) homeowner notified of late fee balance – B. Rottschaefers
- C. Contact Road Committee and encourage progress on filling potholes and scheduling AMRC meeting – J. Yost - COMPLETE
- D. Contract out neighborhood sign painting – Sean Mulchay volunteered; Yost to give contact.
- E. Email Front Entrance President about brick concerns – J. Yost – COMPLETE
- F. Welcome email – D. Wartko to send to group
- G. Email blast list – Scott follow up Ben to determine if Secretary or Webmaster will own this.
- H. Creation of AMCA general GMAIL email account for positions (President, Secretary & Treasurer)
- I. Creation of general documentation via google docs. ACTION – J. Yost to detail documents that should be cloud based
- J. 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).

**V. Pending and Completed Sales**

- A. Completed
  - 1. 911 Thornapple Club Ct. – 8/29/2022
    - a. Seller: Kerr
    - b. Buyer: Dominic & Jamie Coulombe
  - 2. 7971 Thornapple Club Dr. SE – 7/27/2022
    - a. Seller: Hughes
    - b. Buyer: Henry & Jennifer Link
- B. Pending – none
- C. Listings – ?

**VI. AMRC - Road Updates**

- A. Pot Holes fixed and Front Entrance depression improved - J. Yost
- B. 2021 Road Repair “Punch List” – Communication went to Michigan Paving & Materials Co. on 8/10 from M&B after Road Committee meeting letting them know that we’re continuing to withhold the \$17,341.32 and that we’d be willing to release partial payment if they could complete the repairs that did not require the infrared machine (puddling areas) which has been the hold up. We gave them until 6/15/2023 to complete those repairs. If they could not complete both, we notified them that we would be keeping the remaining balance and contracting an alternative vender. To date, there has been no response.
- C. Snow Plowing Contract has been signed with Sneller’s for 2022/23 – 2024/25.

**VII. Common Areas**

- A. Sprinkler head repair completed by Sneller's – thanks Ben for contacting! Water reimbursement payments made to homeowners.

**VIII. Website – none**

**IX. Tot Lot – none**

**X. Front Entryway**

- A. Concern raised about front entrance not being lit up recently. Wondering if power outage tripped a breaker?

**XI. Requests – none**

**XII. Complaints**

- A. Formal complaint received on 9/24/2022 by Jeff Shaw & Suziana Orelli (915 Dogwood Meadows Dr. SE) regarding the Thompson's (923 Dogwood Meadows Dr.) dog attacking their dog. Response note from the Thompsons's received on 9/30/2022.
- B. Formal complaint received on 6/13/22 regarding a political sign of a resident in our association, as well as others not in our association. On 7/11 & 7/12/2022 the board voted 4-2 to notify the homeowner that the political sign must be removed with the stance that per our Condominium Bylaws, "All signage shall be subject to the approval of the Developer or the Association." (Exhibit A Condominium Bylaws, Article VII, Section 1, B, xi). This bylaw applies to all signs that are visible from the exterior of any unit, including political signs, vendor advertisements, signups, etc. On 7/11/2022 Ben Rottschafer sent an email note to the association reminding them of this requirement.
- C. Formal complaint received on 7/12 of a 2<sup>nd</sup> resident with a political sign in their yard. Board voted to notify to remove the sign with a 4-1 vote (1 board member abstaining). Homeowner notified on 7/26 and sign was removed.
- D. 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.

**XIII. Any Other Business**

**XIV. Open Forum**

**XV. Next Meeting – 9/13/2022 @ 7:30PM**

**XVI. Adjournment**