

**Ada Moorings Condo Association**  
**Meeting Notes from November 14<sup>th</sup>, 2022 AMCA Board Meeting**  
**– 8:30 PM at the front gatehouse**

**I. Attendance**

- A. Board members: J. Yost, S. Mulchay, D. Wartko, Lopofsky (Dial-in) & B. Rottschafer
  - 1. Absent: Bowman, Diepholz, I. Diepholz
- B. Villas Representatives (non-voting): I. Diepholz
- C. Other: None

**II. Approval of Minutes – Oct. 5<sup>th</sup> minutes approved**

- A. Post approved minutes to the website

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

A. Balance Sheet – Wartko/Yost

**Ada Moorings Condo Association**  
**Balance Sheet**  
 As of November 14, 2022

		Nov 14, 22
<b>ASSETS</b>		
Current Assets		
Checking/Savings		
Checking 653542696		105,567.59
Savings 2942185113		21,003.86
<b>Total Checking/Savings</b>		<b>126,571.45</b>
<b>Total Current Assets</b>		<b>126,571.45</b>
<b>TOTAL ASSETS</b>		<b>126,571.45</b>
<b>LIABILITIES &amp; EQUITY</b>		
Equity		126,571.45
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>126,571.45</b>

  

Accounts - chase.com

secure00ea.chase.com/web/auth/dashboard#/dashboard/overv...

Teamcenter FoC Mfg. Engineer... Google Maps YouTube Parent Portal Bootlegs - Pearl Ja...

**CHASE** for BUSINESS Sign out

Accounts Pay & transfer Collect & deposit Account management Security

Accounts

ADA MOORINGS CONDO ASSOC Total available balance **\$126,571.45**

BUSINESS CLASSIC (...2696) > Transfer money More

**\$105,567.59** Available balance \$105,567.59 Present balance \$21,003.86 Available credit

BUS SELECT HY SAV (...5113) > Statements More

**\$21,003.86** Available balance \$21,003.86 Present balance

B. Budget v. Actual – Wartko/Yost

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

	Jan - Nov 22	Budget	\$ Over Budget
▶ 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	300.00	-124.25
Postage/Fax/Copy	272.99	450.00	-177.01
State of MI Nonprofit Fi...	20.00	20.00	0.00
Website	170.00	154.00	16.00
<b>Total Administrative</b>	<b>638.74</b>	<b>4,140.00</b>	<b>-3,501.26</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	500.00	-170.23
Tot-Lot Share	1,815.28	1,815.28	0.00
<b>Total Common Area</b>	<b>19,494.40</b>	<b>19,085.81</b>	<b>408.59</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	24,831.95	24,831.95	0.00
<b>Total Expenses</b>	<b>46,337.09</b>	<b>49,429.76</b>	<b>-3,092.67</b>
<b>Total Expense</b>	<b>46,337.09</b>	<b>49,429.76</b>	<b>-3,092.67</b>
Net Ordinary Income	75,256.56	70,615.24	4,641.32
▶ Other Income/Expense	3.30		
<b>Net Income</b>	<b>75,259.86</b>	<b>70,615.24</b>	<b>4,644.62</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. 149 homeowners are paid in full
2. 2 homeowners are on a payment plan and paying as scheduled

**IV. Action Items from Prior Meeting(s)**

- A. Mail out letter to (1) homeowner notified of late fee balance
  1. Complete.
- B. Welcome email – Send to group
  1. Complete.
- C. Creation of AMCA general GMAIL email account for positions (President, Secretary & Treasurer) – create AMCA @ gmail.
  1. Complete.

- D. Creation of general documentation via google docs to detail documents that should be cloud based. Letter Templates (i.e. Late dues, complaint response, Agenda, instructions, etc.). Link to gmail account.
  - 1. Follow up needed.
- E. Tot lot condition deteriorated after the construction/consumers only repaired with seed which are now weeds. Follow up with AMN on any plans
  - 1. Follow up needed
  - 2. [adamooringsnorth@gmail.com](mailto:adamooringsnorth@gmail.com), Joel Stephens is contact
- F. Concern was raised about the front entrance not being lit up recently. Wondering if power outage tripped a breaker?
  - 1. Complete
- G. Formal complaint received on 9/24/2022 by 915 Dogwood Meadows Dr. SE regarding the 923 Dogwood Meadows Dr. dog attacking their dog. - Send a letter back to the complaint issuer asking for the authorities report. No board member has the ability to assess the designation of “dangerous” and therefore are requiring a report from the authorities.
  - 1. Follow up needed.
- H. Formal complaint at 974 Dogwood meadows regarding collection of items on lower rear porch at 1160 Dogwood Meadows Dr. that is visible from path. Exhibit A Condom, Article VII, Section I, b,16. Letter was sent 7/20. – follow up to visually look to see if it is cleared.
  - 1. Complete, Issue is Closed.
- I. Formal complaint about work vehicle being stored outside at 1170 Dogwood. (Exhibit A Condominium Bylaws, Article VII section B (ix)). Residential construction is going on preventing vehicles from being stored inside.
  - 1. ACTION - stop by home and ask for the homeowners timeline.
- J. New Complaint – 7769 Thornapple Club Dr. SE cars parking on road. Send letter please –
  - 1. Complete, Issue is Closed.

**V. Pending and Completed Sales**

- A. Completed - none
- B. Pending – none
- C. Listings –
  - 1. 1149 Spice Buch - \$529,000, Listed late August 2022

**VI. AMRC - Road Updates**

- A. 2021 Road Repair “Punch List” – No response from 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 vendor. To date, there has been no response.

**B. UPDATES:**

1. Snellers Contract signed for 2023, for the least possible amount of salting (in line with past years). Salting will be done by Call Only. 1.5” of snow = auto plowing.
2. Overall, low activity of participation from Road Committee

**VII. Common Areas**

- A. Pond Fountain removed and stored per plan

**VIII. Website – No Updates.**

- A. Send recent bills to Yost

**IX. Tot Lot**

- A. Follow up on potential repairs, as noted previously.

**X. Front Entryway**

- A. AMN asked about paying for better holiday decorations. Quote received for \$2,778.34 for the gatehouse roofline and fencing garland/wreaths. Material would be rented.

1. **AMCA Board votes ‘no’ and advises that money would be better spent purchasing decorations and put up, rather than renting material at a premium.**

**XI. Requests – none**

**XII. Complaints - none**

**XIII. Any Other Business**

- A. Investigation on ownership of path to be confirmed from township. Need investigation on who owns this – Ada Moorings North and Ada Moorings Condo Association; Need easement documentation.
- B. ACTION - connect with Township and Eastbrook Homes on ownership of Path. Also follow up with homeowners connected to the path.
  1. UPDATE: 12/1/22, Ben meeting with Townships on 12/6 at 4pm to review the path, this is for their informational purpose and not to make any formal decision.

**XIV. Open Forum - Gatehouse Keys**

- A. Create two additional gatehouse keys for AMCA Board Members.

**XV. Next Meeting – 2/1/2023 @ 8:30PM**

- A. Annual Meeting scheduled for Feb 15 at 7:30pm, Possible locations include:
  1. Roselle Park, Mary Free Bed YMCA
- B. Letters announcing Annual Meeting to go out day after 2/1/23 Meeting

**XVI. Adjournment**