

Ada Moorings Condo Association

Agenda for March 14, 2023 AMCA Board Meeting – 7:30 PM

I. Attendance

A. Present: H. Link, J. Yost, S. Mulchay, D. Wartko, D. Coulombe & R. Sottile

B. Absent: S. Lopofsky

C. Villas Representatives (non-voting): I. Diepholz

D. Others:

II. Treasurer’s Report and Related Items

A. Balance Sheet Presented by J. Yost

Account Name	Available Balance	Present Balance	Available Credit
BUSINESS CLASSIC (...2696)	\$97,218.98	\$97,218.98	\$21,005.56
BUS SELECT HY SAV (...5113)	\$21,005.56	\$21,005.56	
Total Available Balance	\$118,224.54		

Ada Moorings Condo Association Balance Sheet As of March 14, 2023

		Mar 14, 23
ASSETS		
Current Assets		
Checking/Savings		
Checking 653542696	97,218.98	
Savings 2942185113	21,005.56	
Total Checking/Savings	118,224.54	
Accounts Receivable	234.80	
Other Current Assets	-1,709.80	
Total Current Assets	116,749.54	
TOTAL ASSETS	116,749.54	
LIABILITIES & EQUITY		
	116,749.54	

B. Dues collection sent to homeowners February 24, 2023. As of March 14, 2023, dues collection as follows:

1. homeowners are paid in full
2. homeowners are on a payment plan and paying as scheduled
3. homeowners past due or delinquent on payment plan

C. YTD Budget vs. Actual Presented by Yost

Ada Moorings Condo Association
Profit & Loss Budget vs. Actual
 January through February 2023

	Jan - Feb 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Dues - Fee Income	0.00	0.00	0.00
Reimbursed Expenses	209.80	0.00	209.80
Working Capital	0.00	0.00	0.00
Total Income	<u>209.80</u>	<u>0.00</u>	<u>209.80</u>
Gross Profit			
	209.80	0.00	209.80
Expense			
Expenses			
Administrative			
Accounting/Audit	0.00	0.00	0.00
AMRC Administrative	0.00	0.00	0.00
Bank Fees	0.00	0.00	0.00
Legal share	0.00	200.00	-200.00
Office Supplies	0.00	0.00	0.00
Postage/Fax/Copy	89.61	0.00	89.61
State of MI Nonprofit Fi...	0.00	0.00	0.00
Website	0.00	36.00	-36.00
Total Administrative	<u>89.61</u>	<u>236.00</u>	<u>-146.39</u>
Common Area			
Entryway Maintenance	0.00	0.00	0.00
Island Maintenance	0.00	0.00	0.00
Pond Maintenance	0.00	0.00	0.00
Tot-Lot Share	1,811.10	1,900.00	-88.90
Total Common Area	<u>1,811.10</u>	<u>1,900.00</u>	<u>-88.90</u>
Insurance Expense Share	1,440.00	1,440.00	0.00
Road Repair	0.00	0.00	0.00
Snow Plowing	0.00	0.00	0.00
Trash Disposal	4,741.40	4,741.40	0.00
Total Expenses	<u>8,082.11</u>	<u>8,317.40</u>	<u>-235.29</u>
Total Expense	<u>8,082.11</u>	<u>8,317.40</u>	<u>-235.29</u>
Net Ordinary Income	-7,872.31	-8,317.40	445.09
Other Income/Expense	0.70	0.00	0.70
Net Income	<u>-7,871.61</u>	<u>-8,317.40</u>	<u>445.79</u>

III. Action Items from Prior Meeting(s)

- A. Connect with Township and Eastbrook Homes on the ownership of path. Need investigation on who owns this – Ada Moorings North and Ada Moorings Condo Association; Obtain easement documentation.
- B. 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.
- C. Send letter response back to Jeff Shaw & Suziana Orelli (915 Dogwood Meadows Dr. SE) asking for authorities report. No board member has the ability to assess the designation of “dangerous” animal and therefore are requiring a report from the authorities.
- 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. ACTION- J. Yost ask him for a timeline for when he thinks he’ll be able to get the work completed and vehicle inside.

IV. Pending and Completed Sales

- A. One sale deemed complete - 1149 Spicebush Dr. SE.
- B. Board is not aware of any pending sales within AMCA.
- C. Board is not aware of any active listings within AMCA.

V. AMCA Elections - All officers approved with unanimous consent:

- A. President – David Wartko
- B. Treasurer – Jeff Yost
- C. Secretary – Sean Mulchay
- D. AMRC Representative – Jeff Yost
- E. Webmaster – Scott Lopofsky
- F. Issues Manager – Rich Sottile

VI. AMRC - Road Updates

- A. 2023 Phase 5b Road Repair Sourced to Superior Asphalt
 - 1. Start Construction: No sooner than June 12, 2023
 - 2. Complete Construction: No later than August 15, 2023
- B. 2022 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. 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. 2025 Phase 6 estimate is coming in at ~\$276k. It is higher than previously planned for the AMRC but is in in-line with our AMRC estimates. We will continue to assess our financial position as this comes due.

VII. Common Areas (Cul-de-sac’s & Front Pond) - Fountain installed and operational.

VIII. Website - No website issues considered or discussed.

IX. Tot Lot - Paid

X. Front Entryway

- A. 2022 Actual expense to be paid in January is \$9,015.65 but invoice has not been received by TCCA yet.

XI. Requests - No requests considered by the AMCA Board.

XII. Complaints

A. During the Annual Meeting, Board provided homeowners with reminder regarding duty to maintain control of pets. Board considers the issue with respect t the pet on Dogwood Meadows Dr SE to be resolved.

XIII. Any Other Business - Secretary Mulchay to prepare and circulate Annual Meeting minutes for review and approval.

XIV. Open Forum - New AMCA board members provided introductions and J. Yost provided historical account of the formation of the Road Committee.

XV. Next AMCA Meeting - scheduled for June 5, 2023 at 8:00 p.m. Final location to be determined.

XVI. Adjournment - Board adjourned meeting at 8:41 p.m.