

Ada Moorings Condo Association
Agenda for June 5, 2023 AMCA Board Meeting – 8:00 PM

I. Attendance

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

B. Absent: J. Yost

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

D. Others:

II. Approval of prior meeting minutes

A. Action required – S. Lopofsky to post minutes to website once approved.

III. Treasurer’s Report and Related Items

A. Balance Sheet (prepared by J. Yost and presented by D. Wartko)

Ada Moorings Condo Association	
Balance Sheet	
As of June 4, 2023	
	Jun 4, 23
ASSETS	
Current Assets	
Checking/Savings	
Checking 653542696	103,486.38
Savings 2942185113	21,006.23
Total Checking/Savings	124,492.61

The screenshot shows the Chase Business account dashboard. At the top, there are navigation tabs: Accounts, Pay & transfer, Collect & deposit, and Account management. Under the 'Accounts' section, the ADA MOORINGS CONDO ASSOC account is listed with a total available balance of \$124,492.61. Two accounts are detailed:

Account Name	Available balance	Present balance	Available credit
BUS COMPLETE CHK (...2696)	\$103,486.38	\$103,486.38	\$21,006.23
CHASE BUS TOTAL SAV (...5113)	\$21,006.23	\$21,006.23	

B. Dues collection sent to homeowners February 24, 2023. As of June 5, 2023, dues collection as follows:

1. 140 homeowners are paid in full.

2. 6 homeowners are on a payment plan and paying as scheduled.
3. 5 homeowners past due (late notice letters mailed on May 25, 2023)
 - a. J. Yost to follow up on dues and late fee collection next month.

C. Budget Vs. Actual (prepared by J. Yost and presented by D. Wartko) - \$4,249.56 better than budget; AMRC fees have all been paid (\$76,396.74 – Snow, Road Repair & AMRC admin)

Ada Moorings Condo Association Profit & Loss Budget vs. Actual January through June 2023			
	Jan - Jun 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
▸ Dues - Fee Income	113,250.00	113,250.00	0.00
▸ Reimbursed Expenses	209.80	0.00	209.80
Working Capital	187.50	0.00	187.50
Total Income	113,647.30	113,250.00	397.30
Gross Profit	113,647.30	113,250.00	397.30
Expense			
Expenses			
Administrative			
Accounting/Audit	0.00	2,000.00	-2,000.00
AMRC Administrative	1,389.46	1,389.46	0.00
Bank Fees	10.00	16.00	-6.00
Legal share	0.00	600.00	-600.00
Office Supplies	0.00	150.00	-150.00
Postage/Fax/Copy	89.61	250.00	-160.39
State of MI Nonprofit FL...	0.00	0.00	0.00
Website	72.00	108.00	-36.00
Total Administrative	1,561.07	4,513.46	-2,952.39
Common Area			
Entryway Maintenance	9,015.66	9,015.65	0.01
Island Maintenance			
Bark/Mulch	1,610.00	1,700.00	-90.00
Lawn Maintenance	1,694.70	2,472.00	-777.30
Water Reimburseme...	0.00	0.00	0.00
Total Island Maintenance	3,304.70	4,172.00	-867.30
Pond Maintenance	358.00	300.00	58.00
Tot-Lot Share	1,811.10	1,900.00	-88.90
Total Common Area	14,489.46	15,387.65	-898.19
Insurance Expense Share	1,440.00	1,440.00	0.00
Road Repair	61,210.72	61,210.71	0.01
Snow Plowing	13,796.76	13,796.76	0.00
Trash Disposal	14,224.20	14,224.20	0.00
Total Expenses	106,722.21	110,572.78	-3,850.57
Total Expense	106,722.21	110,572.78	-3,850.57
Net Ordinary Income	6,925.09	2,677.22	4,247.87
▸ Other Income/Expense	1.69	0.00	1.69
Net Income	6,926.78	2,677.22	4,249.56

IV. Pending and Completed Sales

A. Board is not aware of any pending sales or active listings within AMCA.

V. AMRC - Road Updates

A. Road committee is meeting on Wednesday 6/7 with our Engineering Firm to finalize plans.

1.J. Yost to send update after that meeting concerning the following:

- a. Status of 2022 punch list and withheld payment
- b. Status of 2023 work
- c. Status of 2025 quoting

VI. Action Items from Prior Meeting(s)

- A. Path connecting AMN and AMCA
 - 1.Co-owner has been in contact with Eastbrook and the Township to determine ownership of path.
 - 2.Township’s position is that township is not responsible for upkeep of path and Eastbrook’s position is that the path was installed per requirement from the township, and therefore township is responsible.
 - 3.D. Wartko will stay in contact with co-owner regarding updates, and present new findings to the board
- 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.).
- C. At annual meeting, residents voted to perform third party audit of AMCA finances J. Yost to follow up with vendor on status of audit.

VII. New Business

- A. Back gate – Board will contact Township to request opening of the back date for these upcoming events, including the following:
 - 1.Upcoming triathlon (June 10 and June 11)
 - 2.Construction concerns (published in summer issue of Adaview)
 - a. Grand River from Buttrick to Snow (June 19 to July 8)
 - b. Buttrick from Grand River to 28th (July 14 to July 22)
 - c. Buttrick from Grand River to Thornapple River (July 24 to August 5)

VIII. Common Areas (Cul-de-sac’s & Front Pond)

- A. Co-owner has expressed concern about dead landscaping in the Dogwood Meadows cul-de-sac. However, no details received.
 - 1.**Action Required** – D. Wartko to follow up with resident

IX. Website – N/A

X. Tot Lot – Invoice paid. No update from AMN on proposed capital investment in tot lot.

XI. Front Entryway

- A. Concerns about dead trees and grass
 - 1.AMCA board has asked that TCCA investigate cost of removing dead trees in the entry. J. Yost emailed TCCA on May 30, 2023
 - 2.TCCA indicated that they are researching quotes for tree removal and will investigate watering needs for the grass

3. **Action required** – none at this time. Monitor situation and follow up with TCCA if no progress is made

B. AMCA residents have complained about the bump between the bricks and pavement upon entering the neighborhood

1. Engineering consultants provided three options (leave as-is, remove the bricks and pave the entire road with asphalt, or remove the bricks and reset them) with AMRC plan to discuss options and build consensus.

2. J. Yost will follow up after AMRC meeting.

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

XIII. Complaints

A. May 28, 2023 – complaint received from resident via email regarding overgrown lawn at 7826 Thornapple Club Dr

1. This home is not in AMCA and J. Yost emailed TCCA board on May 30, 2023 with the complaint

2. TCCA board indicated they will contact the homeowner – AMCA considers issue is resolved.

XIV. Open Forum – No discussion.

XV. Next AMCA Meeting

A. Scheduled for September 10, 2023.

XVI. Adjournment - Board adjourned meeting at 8:28 p.m.

The next meeting AMCA Board meeting is scheduled for September 12, 2023 at 8:00 p.m.