

Ada Moorings Condo Association

Agenda for June 26, 2025 AMCA Board Meeting – 8:15 PM

I. Attendance

- A. **Present:** D. Wartko, D. Coulombe, J. Yost, S. Mulchay
- B. **Absent:** H. Link, R. Sottile, S. Lopofsky
- C. **Villas Representatives** (non-voting): I. Diepholz
- D. No others present

II. Approval of prior meeting minutes

- A. All prior meeting minutes up to date on website

III. Officers Election

- A. President – David Wartko – unanimously elected.
- B. Treasurer – Jeff Yost – unanimously elected.
- C. Secretary – Sean Mulchay – unanimously elected.

IV. Treasurer's Report and Related Items

A. Balance Sheet (prepared by J. Yost)

Ada Moorings Condo Association Balance Sheet As of June 26, 2025

		Jun 26, 25
ASSETS		
Current Assets		
Checking/Savings		
Checking 663642696		173,837.24
> Savings 2962185113		21,150.66
Total Checking/Savings		194,987.90
> Accounts Receivable		9,425.00
Total Current Assets		204,412.90
TOTAL ASSETS		204,412.90
LIABILITIES & EQUITY		204,412.90

CHASE for BUSINESS		
Accounts	Pay & transfer	Collect & deposit
Account management	Security	
Showing	All accounts	
Bank accounts		
ADA MOORINGS CONDO ASSOC		Total available balance \$194,987.90
BUS COMPLETE CHK (...2696) >	Transfer money	More
\$173,837.24	\$173,837.24	\$21,150.66
Available balance	Present balance	Available credit
CHASE BUS TOTAL SAV (...5113) >	Statements	More
\$21,150.66	\$21,150.66	
Available balance	Present balance	

B. Budget Vs. Actual (prepared by J. Yost)

Ada Moorings Condo Association Profit & Loss Budget vs. Actual January through June 2025				
	Jan - Jun 25	Budget	\$ Over Budget	
Annual Dues	95,770.45	105,700.00	-9,921.55	
Late Fee	0.00	0.00	0.00	
Total Dues - Fee Income	95,770.45	105,700.00	-9,921.55	
Reimbursed Expenses	0.00	0.00	0.00	
Working Capital	175.00	0.00	175.00	
Total Income	95,945.45	105,700.00	-9,746.55	
Gross Profit	95,945.45	105,700.00	-9,746.55	
Expenses				
Administrative				
Accounting/Audit	0.00	1,000.00	-1,000.00	
AMBC Administrative	1,096.34	1,096.34	0.00	
Bark Fees	5.00	16.00	-11.00	
Legal share	0.00	0.00	0.00	
Office Supplies	0.00	300.00	-300.00	
Postage/Fax/Copy	61.79	250.00	-188.21	
State of MI Nonprofit Fil...	0.00	0.00	0.00	
Website	84.30	78.30	6.00	
Total Administrative	1,207.43	2,700.04	-1,492.61	
Common Area				
Entryway Maintenance	16,024.84	16,024.86	-0.02	
Island Maintenance				
Bark/Mulch	0.00	1,700.00	-1,700.00	
Lawn Maintenance	952.14	3,000.00	-2,047.86	
Water Reimburseme...	-216.10	0.00	-216.10	
Total Island Maintenance	736.04	5,300.00	-4,563.96	
Pond Maintenance	504.85	500.00	4.85	
Tot Lot Share	3,969.67	4,000.00	-31.33	
Total Common Area	21,252.50	25,810.86	-4,558.36	
Insurance Expense Share	1,968.00	1,968.00	0.00	
Road Repair	20,630.70	20,630.70	0.00	
Snow Plowing	8,934.21	8,934.21	0.00	
Trash Disposal	18,396.31	18,700.00	2,896.30	
Total Expenses	72,869.15	79,267.57	-6,398.42	
Total Expense	72,869.15	79,267.57	-6,398.42	
Net Ordinary Income	23,084.30	26,432.43	-3,348.13	

C. Audit approved at the annual meeting to be scheduled.

D. Lawn maintenance – No lawn service in April and May despite charge. Awaiting resolution with Snellers. Bark mulch to be expensed.

E. Dues collection sent to homeowners March 21, 2025. Dues decreased to \$700 from \$750 in 2025. Payment due April 25. As of June 26, the following homeowners are delinquent: send letters to highlighted people. Late fees will accrue starting July 31. Vote to waive late fees May and June. Vote unanimous. Yost / Coloumbe seconds.

Dues w/o Payment plan

Ada Moorings Condo Association A/R Aging Summary As of June 26, 2025						
	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Ada Moorings Villas Associatio...	0.00	0.00	0.00	0.00	228.45	228.45
Baumgardner AMS029	0.00	0.00	0.00	0.00	700.00	700.00
Bransdorfer AMV075	0.00	0.00	0.00	0.00	700.00	700.00
Chaignot AMS025	0.00	0.00	0.00	0.00	700.00	700.00
Draznin/Bora AMS149	0.00	0.00	-25.00	0.00	0.00	-25.00
Gonda AMS026	0.00	0.00	0.00	0.00	700.00	700.00
Guitar AMS143	0.00	0.00	0.00	0.00	700.00	700.00
Gurley AMS040	0.00	0.00	0.00	0.00	700.00	700.00
Knecht AMS002	0.00	0.00	0.00	0.00	700.00	700.00
Lane AMS013	0.00	0.00	0.00	0.00	700.00	700.00
Lonsway AMV135	0.00	0.00	0.00	0.00	471.55	471.55
Smiewec AMV131	0.00	0.00	0.00	0.00	700.00	700.00
Thiede AMS089	0.00	0.00	0.00	0.00	700.00	700.00
Thurston AMS064	0.00	0.00	0.00	0.00	350.00	350.00
VanSkiwer AMS049	0.00	0.00	0.00	0.00	700.00	700.00

V. Pending and Completed Sales

- A. 1168 Dogwood Meadows Dr – sold Feb 2025 for \$753,000
- B. 935 Thornapple Club Ct – sold May 2025 for \$575,000
- C. 7677 Thornapple Club Dr – sold June 2025 for \$600,000
- D. 1165 Spice Bush Dr – pending

VI. AMRC - Road Updates

- A. Confirm Snellers snowplowing for 2025-2026 winter.
- B. Crack sealing to occur during the summer.

VII. Action Items from Prior Meeting(s)

- A. Landscaping
 - 1. Addressed - Contract renewal with Snellers delayed, resulting in long grass – new contract is now signed and work is complete.
- B. Radar signs
 - 1. Request during annual meeting to investigate feasibility of installing radar signs in the neighborhood to better regulate speed
 - 2. At prior meeting, R. Sottile offered to secure bids for sign installation. R. Sottile to follow up.
- C. Common areas
 - 1. Front entry
 - a. Operating budget approved.
 - b. Capital expense rejected – no further updates from TCCA on plans for gatehouse.
 - 2. Tot lot
 - a. 2025 operating budget approved and paid.
 - b. Capital expense discussion

VIII. New Business

- A. TCCA status
 - 1. AMCA paid for electric fuse from Ward Electric – will send invoice to TCCA for \$200.

IX. Complaints - Formal complaint about owner's landscaping, including edging, beds, weeds, etc. To be investigated an AMCA will contact homeowner to address.

X. Open Forum

XI. Next AMCA Meeting – To Be Scheduled.

XII. Adjournment - 9:15 p.m.