

# Ada Moorings Condo Association

## Agenda for December 4, 2025 AMCA Board Meeting – 8:30 PM

### I. Attendance **8:15pm**

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

B. **Absent:**

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. Treasurer’s Report and Related Items

A. Balance Sheet (prepared by J. Yost)

	2025 <b>PLAN</b>	2025 <b>ACTUAL</b>	2025 <b>VARIANCE</b>
Total Income	\$ 105,700.00	\$ 105,430.55	\$ (269.45)
Total Operating Expense	\$ 98,122.91	\$ 97,631.92	\$ (490.99)
<b>Net Ordinary Income</b>	\$ 7,577.09	\$ 7,798.63	\$ <b>221.54</b>
Checking Account	\$ 20,000.00	\$ 159,476.61	\$ 139,476.61
Savings - General Reserve	\$ 14,073.61	\$ 14,073.61	\$ -
Savings - Road Reserve	\$ 146,333.36	\$ 7,078.29	\$ (139,255.07)
<b>Total Checking/Savings</b>	\$ 180,406.97	\$ 180,628.51	\$ <b>221.54</b>

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

	<b>Jan - Dec 25</b>	<b>Budget</b>	<b>\$ Over Budget</b>
Income	105,428.45	105,700.00	-271.55
Gross Profit	105,428.45	105,700.00	-271.55
<b>Expenses</b>			
Administrative	2,442.88	4,198.94	-1,756.06
<b>Common Area</b>			
Entryway Maintenance	16,024.94	16,024.96	-0.02
<b>Island Maintenance</b>			
Bark/Mulch	1,387.28	1,700.00	-312.72
Lawn Maintenance	5,581.27	6,314.14	-732.87
Water Reimburs...	1,187.41	1,450.00	-262.59
Total Island Maintena...	8,155.96	9,464.14	-1,308.18
Pond Maintenance	694.85	1,000.00	-305.15
Tot-Lot Share	3,968.67	4,000.00	-31.33
Total Common Area	28,844.42	30,489.10	-1,644.68
Insurance Expense Share	1,568.00	1,568.00	0.00
Road Repair	20,530.70	20,530.70	0.00
Snow Plowing	9,934.21	9,934.21	0.00
Trash Disposal	34,311.71	31,401.96	2,909.75
Total Expenses	97,631.92	98,122.91	-490.99
Total Expense	97,631.92	98,122.91	-490.99
Net Ordinary Income	7,796.53	7,577.09	219.44
Other Income/Expense	2.10	0.00	2.10
Net Income	<u>7,798.63</u>	<u>7,577.09</u>	<u>221.54</u>

C. Dues collection sent to homeowners March 21, 2025. Dues decreased to \$700 from \$750 in 2025. Payment due April 25. As of December 4, two homeowners are delinquent. Past

due letters sent 10/24/2025. \$25 late fee will apply 11/15. Board will send another letter and continue to accrue late fees.

- D. 2026 budget approved with dues reduced to \$675
- E. Audit that was authorized at the annual meeting is complete and posted to website.

**IV. 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 – sold June 2025 for \$505,000
- E. 986 Dogwood Meadows Dr – sold Oct 2025 for \$755,000
- F. 7922 Dogwood Meadows Dr – sold Dec 2025 for \$741,000

**V. AMRC - Road Updates**

- A. No plans to do AMNCA road replacement in 2026
- B. Snow plow contract is signed – 17% increase over last contract, which had fees locked in for several years throughout high inflationary period
- C. Seal coating planned for 2026

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

- A. Radar signs
  - 1. Request during annual meeting to investigate feasibility of installing radar signs in the neighborhood to better regulate speed
  - 2. Board secured formal quotes from two companies
    - a. Board will review proposals prior to annual meeting

**VII. New Business**

- A. Tree trimming – vote to approve \$650 fee to remove branches that interfere with traffic
- B. Annual meeting scheduled 2/12/26

**VIII. Complaints**

**IX. Open Forum**

**X. Next AMCA Meeting **March 19<sup>th</sup>, 2026****

**XI. Adjournment **9:00pm****