

Ada Moorings Condo Association
Agenda for March 31, 2026 AMCA Board Meeting – 8:15 PM

- I. Attendance 8:25pm**
 - A. **Present:** D. Wartko, D. Coulombe, J. Yost, R. Sottile, S. Mulchay, S. Lopofsky
 - B. **Absent:** H. Link
 - C. **Villas Representatives** (non-voting): I. Diepholz
 - D. Other residents / guests
 - 1.G. Richardson
 - 2.E. Louria
 - 3.J. Kimura
 - E. Guests
 - 1.Metronet representative

- II. Approval of prior meeting minutes**
 - A. All prior meeting minutes up to date on website

- III. Officer Elections**
 - A. President – D. Coulombe volunteers, all vote in favor
 - B. Treasurer – J. Yost volunteers, all vote in favor
 - C. Secretary – R. Sottile volunteers, all vote in favor

IV. Treasurer’s Report and Related Items

- A. Balance Sheet (prepared by J. Yost)

5:18 PM 03/31/26 Cash Basis		Ada Moorings Condo Association Balance Sheet As of March 31, 2026	
		Mar 31, 26	
ASSETS			
Current Assets			
Checking/Savings			
Checking 653542696		117,441.48	
Savings 2942185113		21,152.23	
Total Checking/Savings		138,593.71	
Total Current Assets		138,593.71	
TOTAL ASSETS		138,593.71	
LIABILITIES & EQUITY		138,593.71	

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

Ada Moorings Condo Association
Profit & Loss Budget vs. Actual
 January through March 2026

	Jan - Mar 26	Budget	\$ Over Budget
▶ Dues - Fee Income	101,925.00	101,925.00	0.00
▶ Reimbursed Expenses	247.54	0.00	247.54
Working Capital	175.00	0.00	175.00
Total Income	102,347.54	101,925.00	422.54
Gross Profit	102,347.54	101,925.00	422.54
▼ Expense			
▼ Expenses			
▼ Administrative			
Accounting/Audit	0.00	0.00	0.00
AMRC Administrative	13.25	13.25	0.00
Bank Fees	2.50	8.00	-5.50
Legal share	0.00	0.00	0.00
Office Supplies	0.00	300.00	-300.00
Postage/Fax/Copy	103.97	225.00	-121.03
State of MI Nonprofit Fl...	0.00	0.00	0.00
Website	49.92	49.92	0.00
Total Administrative	169.64	596.17	-426.53
▼ Common Area			
Entryway Maintenance	0.00	14,201.29	-14,201.29
▼ Island Maintenance			
Bark/Mulch	0.00	0.00	0.00
Lawn Maintenance	0.00	0.00	0.00
Water Reimburseme...	0.00	0.00	0.00
Total Island Maintenance	0.00	0.00	0.00
Pond Maintenance	0.00	500.00	-500.00
Tot-Lot Share	1,906.89	0.00	1,906.89
Total Common Area	1,906.89	14,701.29	-12,794.40
Insurance Expense Share	1,699.00	1,699.00	0.00
Road Repair	16,225.87	16,225.88	-0.01
Snow Plowing	15,232.46	15,232.46	0.00
Trash Disposal	8,557.17	8,493.75	63.42
Total Expenses	43,791.03	56,948.55	-13,157.52
Total Expense	43,791.03	56,948.55	-13,157.52
Net Ordinary Income	58,556.51	44,976.45	13,580.06
▶ Other Income/Expense	0.33	0.00	0.33
Net Income	58,556.84	44,976.45	13,580.39

C. Dues collection sent to homeowners March 31, 2026. Dues decreased to \$675 from \$700 in 2025. Payment due May 1. As of March 31, two homeowners are delinquent from 2025. Past due letters sent in 2025. No late fees assessed for 2025. Full 2025 and 2026 dues are now outstanding. R. Sottile to mail late notices by April 1.

D. Common areas

1. Tot lot 2026 budget is paid – no capital investment
2. Front entry 2026 budget not yet received

V. **Pending and Completed Sales**

A. 975 Dogwood Meadows Dr – pending close April 23

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
3. Board heard testimony from J. Kimura, homeowner of representative of traffic management from Grand Rapids

VII. **New Business**

A. Metronet fiber proposal

1. Board received a presentation from Metronet community relations representative. He gave background on the product, including rates and installation procedures.
 - a. 5 year price guarantee; \$55 or \$65 or \$85 / month for each speed tier
 - b. Metronet pays for damage to irrigation or other damage during installation
 - c. Installation takes 2-3 weeks, which include in-ground boxes every other house and directional boring
 - d. Work has already been completed in Ada Moorings North
 - e. Metronet offers \$100 / household credit to the HOA upon completion of installation

2. Board next steps

- a. Review draft contract with Metronet
- b. Inform homeowners of ongoing research and invite feedback
- c. Obtain feedback from AMNCA

B. Dogwood to Thornapple cul-de-sac path maintenance

VIII. Complaints

IX. Open Forum

X. Next AMCA Meeting **May 12 8:15pm**

XI. Adjournment