

MAPLE RIDGE CREEK VILLAGE
Board Meeting Minutes No. 244

Monday, January 16, 2023

Call to order 12:55 pm Adjournment 3:50 pm Place AMI Office

**Present: Board- John Smyntek, Donna DeGennaro, MaryBeth Wolocko,
 Mic Shaeffer, Greg Richards
 AMI- Kelly Terrell**

Co-Owner Open Forum:

- **Bev Aitken – L & B walk around is scheduled around April, weather permitting.**
 - **Bev is looking for co-owners willing to help out with the L& B walk around. The time frame is about 8-9 hours over a 2 day period. It involves inspecting the landscape, creating a list of all common areas landscape that needs to be addressed and submitting said list to the AMI & the board for review and action. Interested parties should have some interest and experience in landscaping. Kelly Terrell AMI is the point of contact for anyone interested.**
 - **Landscape requested for 1670 Maple Creek Ct. Motala and 1952 Dunham Dr. Westley to be completed this year, pending a review of a new tree vendor.**
 - **Entrance Beds – A lot of plant material died this past season at the condo entrance on Washington Blvd. This was due to heavy road dust and lack of sun and Bev was inquiring about monies in the budget to re-landscape. The board stated that it is open to accepting bids/plans designs.**
- **John Boyd Dunham Drive addressed the board concerning the cut down tree done by Arbor Tree Service behind their condo this fall.**
- **Penny Sakis Dunham Drive addressed the board concerning the cut down tree done by Arbor Tree Service behind their condo this fall.**
- **Both co-owners want this issue resolved quickly with a new tree planted behind their condo and the board is committed to doing just that as soon as the planting season starts. The tree will have to be an acceptable tree from the associations list and the position of the tree will have to be positioned so that it is acceptable by all parties and it meets policy 3B requirements.**

Old Business:

- Approved November 2022 board meeting minutes.
- List of current Work Orders –
 - W/O # 1603-1 Eberlein, Association responsibility completed. AMI to follow up on completion of co-owners responsibility.
 - W/O # 1745-1 Cuttle, Maintenance committee to review porch concrete disfiguration and report back to board.
 - W/O # 2431-1 Powell, Co-owner is responsible for digging repairs and will be charged accordingly.
 - 2694-1 Eberlein, sprinkler head needs to be done in the spring.
 - Kelly will reevaluate and publish an updated list of current work orders.
- Financial Statement
 - Approved November and December 2022 financial statements.
- Board Calendar Review
 - Annual members meeting to be held on May 8th with a backup date of May 1st. Both rooms to be reserved with audio and visual hookup.
 - RFQ for tree and shrub maintenance- John to look at new vendors before RFQ goes out.
 - RFQ for irrigation system maintenance- Instant Maintenance Inc. quote was approved at November 2022 board meeting. Spring turn on is \$2,250 and fall weatherization is \$2,100 with \$110 hourly rate for any mid season repairs.
 - Fertilizer application has already been approved for a period of 3 years.
 - Gutter cleaning to be reviewed in February.
 - All business operation is a continuance motion for 2022 and 2023. Some discussion with Tom Grossman needs to be done before closing prior years books.

- Website
 - New website has been implemented. Old website has been shut down.
 - New policy on enclosing deck on ranches needs to be addressed and incorporated into the website.
 - Donna to receive all the boards input and suggestions concerning the new website and is to consolidate them to one page for discussion during next months board meeting.

Committee Reports

- Financial

- Dick Scott is stepping down from the Finance committee and he is not being replaced. The Board wishes to thank him for the many years of service as a past Treasurer and Financial Committee member.
- Maintenance
 - Spring walk around will take place sometime this spring. John to get together with Jim Atkins to set up a meeting and discuss.
 - Street Signs – New signs are being investigated and RFQ's have been sent out.
- L & B
 - Shrubs that were planted in the fall of 2021 were damaged thru the winter months and removed by Adam Oaks this past spring. They were to be replaced this past fall but were not, a note in the newsletter requesting the co-owners that were affected to notify Kelly at AMI and get on a list so Adam Oak's can replace them in the spring of 2023.

New/Old Business:

- Amendment to the by-laws for limited renters is being incorporated into the updated/revised by laws being written and the addition will be included in the estimated cost of \$7,500. The new by-laws should be ready for review sometime in April or May.
- With the higher interest rates upon us, the board is looking at re-investing the CD's at the best interest rate available. The first CD coming due is Flag Star Bank 01/26/23 and it is being moved to a 6 month CD at Live Oak Bank with an interest rate of 4.35 %. CIT Bank CD comes due in February and will also be move to a better interest rate.
- Arbor Tree Services is being dropped and other tree services are be investigated.
- Ice Dam request at 1825 Dunham Petrucci has been repaired and other ice dam issues will be handled on a case by case basis.
- Radon Issue at 1672 Maple Ridge Ct. – on hold.
- Minimum insurance levels have been updated.
- All association insurance policies are current and the renewal date is 12/01/2023
- Acceptable front door paint colors will be posted in the upcoming newsletter.

The next meeting is scheduled for February 20, 2023, at 1 pm; at AMI