

MAPLE RIDGE CREEK VILLAGE
Board Meeting Minutes No. 243

Monday, November 21, 2022

Call to order 1:05 pm Adjournment 3:30 pm Place AMI Office

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

AMI- * Paula Granowicz, Kelly Terrell

*** This is Paula's last meeting with the MRCV board. She is retiring from her role with MRCV. We wish her lots of luck and are thankful for the job she has done for us these past years.**

Old Business:

- **Approved October 2022 board meeting minutes**
- **List of current Work Orders –**
 - **W/O #'s 651-1, 653-1 and 654-1 French Drains have been completed by Adam Oak's and the work orders closed.**
 - **W/O #'s 1603-1, 1710-1 and 1951-1 siding repair ordered.**
 - **W/O # 1929-1, Petrucci, Board voted to have roof line repaired in order to avoid ice dam build up on the roof.**
 - **Other Landscape issues 1859 Dunham Dr, 1952 Dunham Dr, 1670 MCC along with W/O's 1237, 1235, and 1301 are to be placed on the spring list and addressed by L&B.**
 - **Kelly will reevaluate and publish an updated list of current work orders.**
- **Financial Statement**
 - **Approved October 2022 financial statement**
- **Board Calendar Review**
 - **Approval of Monthly dues for the upcoming year. The dues are to remain the same. This remains the same rate for the 3rd year in a row, while our other local associations are increasing \$5 to \$10 next year.**
 - **AMI management cost will be increasing 5% next year.**
 - **The annual budget for 2023 was approved and a letter to the co-owners is to be sent out for their review.**
 - **The board approved the association annual insurance policies including proper Director & Officers (D&O) liability limit coverage.**
 - **Minimum individual unit insurance levels for 2023 will be raised to \$195,000 for Ranch and \$219,000 for Cape Cod effective June 30th 2023. This is an**

increase of 7.5 % from the previous year. Co-owners will be notified by letter sometime in the early spring.

- Co-owner Directory – Has been approved and will be distributed to the co-owners shortly.
- Website
 - Changeover is still on track for December 1, 2022.
 - There is to be some clean up of files before the package is sent to the designer.
 - Once the new site is up and running, there will be no link to the old website and eventually the old website will be shut down and removed.

Committee Report

- Financial
 - The Financial committee will be updating the 2018 reserve fund study.
 - Lawyer fee of \$9,000 to be added to next years budget for updating by laws.
 - A carryover/rollover statement of extra funds at the end of the year was discussed.
 - A prepaid salt contract for \$6,350 with Adam Oaks has been obtained for the 22/23 winter season.
- Social
 - The Holiday Party is to take place on Tuesday December 6th, 2022 at 6:00 pm at DaFrancesca's Ristorante and Bar.
- Maintenance
 - Pond Signage – The signs were picked up at Speedy Printing. The old signs were removed and replaced with the new signs, 4 signs total.
 - Street Signs – Repairing the signs, 4 total has been placed on hold and new signs are being investigated. Quotes from two companies, Signs & More (Troy MI) and Big Bore Signs (Dexter MI) are to be requested.
- 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, so John is going to write 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.
 - Arbor Tree removal at 1892 Dunham Dr – The board is still sorting out the work order W/O-1317. Currently it is being reviewed and any update will be forwarded to co-owner. While reviewing Policy # 3B tree planting and #3C tree removal, key language was discussed at the meeting. That language being: Policy 3B, when having a tree planted the distance from the building must be at least half the width of the spread of the tree at maturity plus 5 feet and once planted, the tree becomes the property of the Association. Policy #3C states, A tree shall be defined as needing removal when it is under stress from disease,

pests significant damage from natural causes or it has grown to a height or size which presents a risk to people or buildings. According to the tree policies, this tree does not meet both policy requirements and is in violation.

New/Old Business:

- RFQ's have been sent out for the upcoming 2023 summer season and they are: Sprinkler system maintenance (Instant Maintenance, Inc.) and yearly fertilization (Country Club Lawn LLC). The board will review at a later date.
- Limited Renters – The Board has determined that the maximum of five (5) renters are to be allowed in the MRCV Association at one time. It is imperative that the board move quickly on this subject therefore, the bylaws review is on schedule to be discussed with our lawyer early in 2023. US mail flyers from companies wanting to buy houses at a lower price and then turn them around, (flip them) for a higher price is also a matter that needs to be discussed with legal.
- Radon Issue at 1672 Maple Ridge Ct. – John checked with legal on MRCV responsibility and they are: Sump pump seals are owner responsibilities, Testing needs to be done by reputable companies as home owner testing with local hardware store test kits are not very reliable. The Board has determined to leave the reimbursement payment of \$850 per policy the same. Currently the board is waiting on co-owner to respond back.
- Service line warranty – The City of Rochester mailer on service line warranties was discussed. A fuller explanation will come in the next newsletter.

The next meeting is scheduled for January 16, 2023, at 1 pm; at AMI