

MAPLE RIDGE CREEK VILLAGE
Board Meeting Minutes No. 242

Wednesday, October 12, 2022

Call to order 1:04 pm Adjournment 3:55 pm Place AMI Office

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

Old Business:

- **Approved September 2022 board meeting minutes**
- **Open List of Work Orders –**
 - **W/O numbers 651-1, 653-1 and 654-1 French Drains, Adam Oak’s will begin working on the French Drains sometime this month.**
 - **Item number 1603-1, Eberlein Needs to write up a maintenance request.**
 - **Adam Oak’s making progress on back work orders. We should see a lot of these work orders completed by the end of the month.**
- **Financial Statement**
 - **September financial statement was approved.**
- **Board Calendar Review**
 - **The water irrigation was turned off a week ahead of schedule due to the water main break and the water restrictions put in place by the City of Rochester.**
 - **Financial committee met on October 5th, 2022 to discuss the budget draft for next year and several issues were discussed that need clarification before the annual budget is completed.**
 - **In the board review of the annual budget some of the examples of clarification were: Reconfirm upcoming snow removal contract; planned salt usage; Misc Income examples etc.**
 - **The board reviewed the association annual insurance policies and determined that all policies are current for the year term 21 & 22. Renewal date is 12/01/22.**
 - **Minimum individual unit insurance levels has been raised to \$182,000 for Ranch and \$204,000 for Cape Cod. AMI keeps a record of each individual units insurance level.**
 - **Co-owner Directory – Currently in proof reading before distribution to the co-owners.**
- **Website**

- Changeover still targeted for December 1, 2022.
- Review of MRVC Policies – Each Board Member was assigned approximately eight policies for review. All Policies have been reviewed, updated to current times and submitted to John for final editing. Once they are finalized the policies will be forwarded to AMI for implementation into the new website. Updated policies due to AMI by October 31, 2022
- In consideration for removing company names and phone numbers in the MRCV policies a wish list of referable vendors on the website is being discussed.

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.
- Social
 - The Christmas Party is on schedule. A Christmas committee has been formed and regular schedule meetings have been taking place.
 - The monthly Dinner at the Detroit Grill seems to be a success with a good turnout last month.
 - A welcome visit was made to new co-owner Powell at 1613 BC and offered to Cibor at 1636 BC but they declined. Eberlein at 1672 BC has been contacted for an upcoming visit.
 - Cookie exchange has been scheduled for sometime in December.
- Maintenance
 - Concrete repairs are completed both on the driveways and the city owned sidewalks.
 - Water pressure restrictions for the City of Rochester were fully lifted on the last week of September and the pressure has been restored to full capacity.
 - Pond Signage – The signs have been ordered and we are currently waiting for a phone call from Speedy Printing to pick up the signs for installation.
 - Street Signs – The street signs owned by the HOA have come under attack by woodpeckers and need to be repaired. Greg to contact Tom Grossman for a point of contact in the other homeowner associations in the area to hear their ideas for a solution.
- L & B
 - There has been quite a few questions concerning the replacement of damaged bushes that were remove in the spring. Adam Oaks is working to replace them but it is not guaranteed that all shrubs will be replaced by the end of the year.

- Arbor Tree – Board approved installation of trees on proposal #09292022 item 3 at 1672 MC Ct, item 5 at 1633 BC Ct and item 7 at 1623 BC Ct. Items 1 & 2 MaryBeth to review with Arbor Tree and items 4 & 6 Marybeth to review with neighbors. Item 3 to be canceled with Adam Oaks.
- Arbor Tree – Board approved tree trimming proposal #09282022 for a cost of \$7,650. Cost of this proposal is currently \$3000 over budget but extra monies will come from additional funds budgeted for next year.

New/Old Business:

- The future newsletters will be published online exclusively. The board had discussion concerning co-owners not having email access and these issues need to be resolved but we are still going forward with the online publishing only.
- Limited Renters – The Board has determined that the maximum of five (5) renters are to be allowed in the MRCV Association at one time. This number is to be incorporated into our bylaws next year.
- Ice dam build up 1825 Dunham – Work order #1251 was written and AMI to get an estimate.
- Radon Issue at 1672 Maple Ridge Ct. – MRCV responsible to reimburse co-owner a maximum of \$850 per policy. Board waiting on co-owner to get an estimate. John to check with lawyer on MRCV responsibilities.
- Service line warranty – AMI and John investigating with the insurance company specifically what is covered under current policy concerning repairs from the city line to the co-owners unit.

The next meeting is scheduled for November 21, 2022, at 1 pm; at AMI