

**MAPLE RIDGE CREEK VILLAGE**  
**Board Meeting Minutes No. 249**

**Monday, June 19, 2023**

**Call to order 1:02 pm      Place – AMI Office**

**Present:**                      **Board – MaryBeth Wolocko, Donna DeGennaro, Melinda Hill, Mic Shaeffer, Greg Richards**  
**AMI- Kelly Terrell**

**Old Business:**

- **Approved April and May 2023 board meeting minutes and yearly minutes accepted.**
- **Approved April and May 2023 financial statements.**
- **Ann Dinan addressed the board at 1:15 concerning the reinstatement of the hard copy newsletter. She stated that it is a good communication tool for MRCV and that we would be alienating about 10 to 15% of the co-owners that don't do emails. The board is reviewing the issue.**
- **List of current Work Orders –**
  - **33 New W/O's were reviewed**
    - **7 completed, 8 assigned, 2 getting estimate, 14 investigating, 1 duplicate, 1 denied**
- **Board Calendar Review**
  - **Gutter cleaning completed**
  - **RFQ for buried drain being reviewed by Adam Oak's**
  - **Awaiting maintenance committee review**

**Committee Reports**

- **Financial**
  - **Kelly to check with Chase Bank to find out why they are charging a monthly fee**
  - **Mic to check with financial committee concerning moving some of the monies out of CIT bank checking and money market accounts**
  - **Live Oak CD is coming due on 07/30/23 and will need attention at the next board meeting**
- **Website**

- Greg to present to the board for approval new pictures representing more description to the ranch/cape facade. These pictures will replace the current front cover page and additional pictures will be added to the catalog
- Social
  - Tavern on the green on Thursday at 4 pm is getting a very good turn out
- Maintenance
  - Maintenance committee spring walk around is complete and documentation is being tabulated before being turned over to the board for its review
  - Street Signs – The board is working with the vendor on the final estimate details
- L & B
  - Spring walk around – Completed, tabulated and submitted to the board for review
  - Tree removal – Approximately 21 trees to be removed but all 21 may NOT be replaced. That will be decided upon evaluation after the removals. We still have a large credit with the city of Rochester and we are planting 6 trees this week that are being credited to our property account.
  - AMI has received several irrigation work orders and the board realizes there is a problem with irrigation and it is currently looking into solutions.
- Welcome Committee
  - Donna to meet with two new co-owners

#### **New Business:**

- Deck policies 008a and 008c were revised to include Composite Deck Modifications. Melinda put together revisions for both policies to include Maintenance and replacement of wood and Composite decks. This includes the design of railings and spindles along with allowable materials, colors, updated deck illustrations and a new deck specification check list. Board approved Revisions to both policies.
- My Quality Construction –Board approved estimates for W/O's 4229-1 & 6013-1
- Newsletter – Board to consider reversing decision within the next week on publishing electronic copies only.
- Maintenance letter – A maintenance letter will be sent out to each co-owner that is getting a new tree, notifying them that they will have to maintain (water) the new tree in their yard until it gets established.
- Detention Pond – Kelly is to modify the work order awarded to Adam Oak's to also include removal of weeping willow shoots along the path side of the pond.
- Little free library – Board approved with a one year review after installation. Location to be placed on the south side of Dunham Drive in front of drain basin.

- **Amendment to By-Laws – Currently at lawyer for review.**
- **Re-write of Hand Books – Items to be added to the handbook are:**
  - **Check with City of Rochester website for trash pickup times**
  - **Check the current bylaws on the number of rentals allowable**
  - **New owners to go to the MRCV website for information**
  - **Board has a 1 week turn around to add an additional items for the handbook**
  - **Extra handbooks are to be ordered**

**Adjournment 4:00 pm**

**The next meeting is scheduled for July 17, 2023, at 1 pm; This will be a zoom meeting.**