

**MAPLE RIDGE CREEK VILLAGE**  
**Board Meeting Minutes No. 251**

**Monday, Aug 21, 2023**

**Call to order 1: 25 pm      Place – AMI**

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

**Old Business:**

- **Motion to approve July minutes Mic, 2<sup>nd</sup> Donna, unanimously accepted.**
- **Motion to approve July financial statement Melinda, 2<sup>nd</sup> Donna, unanimously accepted.**
- **List of current Work Orders –**
  - **17 W/O's were reviewed**
    - **1 already on L&B work list, 1 part of Adam Oaks contract, 3 assigned, 1 getting estimate, 3 investigating, ½ of W/O completed ½ denied, 2 are tree issues and are placed on wait list, 5 on spring list.**
- **Board Calendar Review**
  - **Review RFQ for snow/ice removal. Kelly to request RFQ from Adam Oaks and 2 other vendors.**

**Committee Reports**

- **Financial**
  - **Chase Bank checking account has been closed and monthly fee refunded**
  - **Live Oaks CD that matured 7/30/23 was renewed for 12 months at 4.39%.**
  - **First Internet CD maturing 9/5/23 will be renewed for 12 months.**
  - **Reserve Fund Study update to be reviewed in September and finalized at the October Board meetings.**
  - **Operating budget 2024 to be presented to the Board during the October meeting.**
- **Website**
  - **Complete and to be removed in next minutes.**
- **Social**
  - **Music on the Green this past Friday August 18<sup>th</sup> was a complete success with over 55 of our fellow co-owners attending.**

- MRCV senior singles first meeting to meet Wednesday September 20 at 6:00 p.m. at Rochester Mills Beer Company.
- Maintenance
  - Street Signs – Newly purchased street signs to be installed in early October.
- L & B
  - First round of tree removal is completed. Second round of trees are to be worked by Adam Oaks. MaryBeth and Melinda are currently working the issue.
  - 12 trees will be replaced from the original trees cut down and 12 sites will be selected. A short list of acceptable trees is to be used.
- Welcome Committee
  - New Co-owner at 1635 Boulder Court, no contact information yet.

### **New Business:**

- Ruggiero – Rich, the maintenance committee chair, met with the board to discuss several topics. Ideas Rich presented to the board were:
  - Combining committees under one umbrella, L&B, Cement, maintenance and irrigation.
  - Committee chairs would copy maintenance on emails.
  - Modification Request – Once board approved, the maintenance committee would monitor request at various stages checking to make sure the modification is following MRCV policy. Upon completion the committee would notify the board or acceptance i.e. new decks.
  - Maintenance Request – The maintenance committee would monitor requests at various stages checking to make sure the vendor is completing the task as contracted. Upon completion the committee would notify the board.
  - Irrigation – A 3 man committee would be in charge of watering the lawns. This would allow for constant monitoring of lawns in case of vacations or illness.
    - Start up and shut down would still go to the vendor but broken heads, head repairs or extensions would be handled by the committee.
    - The system could periodically be turned on during the day and each zone could be checked to make sure it is working properly.
- MaryBeth to get the irrigation keys to be handed over to the irrigation committee.
- MRCV Villager completed and distributed for August.
  - Present distribution to remain the same at this time.
  - A lot of good feedback on the new format.
  - Suggestions for others to write articles to be placed in the newsletter.

- Recipes and book recommendation could also be place in the newsletter.
- Tree landscape Budget – The finance committee will need to come up with a 4 year program to finance \$20,000-\$25,000 per year for tree removals and replacements.
- By laws modifications. Additional note to be added for AirBnB rentals. To be reviewed in November.
- Detention Pond – Was not completely cleaned up as needed and the board will approach the maintenance committee for completion. The W/O needs to be updated.
- Work Order 6013-1 Brick repair approved.
- Welcome Handbook – To be reviewed in November.
- Orkin Pest Control – Kelly to get with Orkin and develop a planing chart as to what condos are to be serviced and when.
- Garage Door Painting – Board needs to up date the bylaws as to limit the responsibility of the association in painting the exterior of garage doors.

Adjournment 4:07 pm

The next meeting is scheduled for September 11<sup>th</sup>, 2023, at 1:15 pm; at AMI