

MAPLE RIDGE CREEK VILLAGE
Board Meeting Minutes No. 252

Monday, September 11, 2023

Call to order 1: 21 pm Place – AMI

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

Old Business:

- **Motion to approve August minutes Donna, 2nd Melinda, unanimously accepted.**
- **Motion to approve July financial statement Melinda, 2nd Donna, unanimously accepted.**
- **List of current Work Orders –**
- **30 W/O's were reviewed**
 - **17 assigned, 6 completed, 1 getting 2nd estimate, 3 will be in next years budget, 1 denied as it is a co-owner responsibility, 2 were duplicates.**
- **Board Calendar Review**
 - **Develop next year priorities**
 - **Tree Remove and Replace 4 year plan to be reviewed.**
 - **Work on completing updated bylaws, readdress in December.**
 - **Update responsibility sheet.**
 - **Get bids on fall gutter cleaning and blowouts.**
 - **Next newsletter to be published December 1st.**
 - **Send out email blast request for winter recipes or MRCV related stories.**
 - **Send out email blast requesting updated information for phone directory.**

Committee Reports

- **Financial**
 - **Reserve Fund Study update was distributed to the board for discussion and will be finalized at the October board meeting.**
 - **The 2024 Operating budgeting process has started. The Board will be presented with a proposal for discussion and approval at the October board meeting.**
- **Website – No discussion.**

- Social
 - Christmas party scheduled for Tuesday Dec. 5th at 6:00 p.m.
- Maintenance
 - Street Signs – Newly purchased street signs to be installed in early October.
 - Maintenance and L&B walk around lists have been tabulated and letters addressing co-owner responsibility will be submitted to co-owners via AMI.
 - Identified issues need to be addressed within 60 days.
- L & B
 - Adam Oaks provided quotes on L&B 22/23 items and work on these items will take place starting in September and continue into October.
 - Tree removal & replace – A total of 12 new trees are to be planted in the upcoming month. A number of trees are being removed by Adam Oaks by the end of this week.
 - An email blast is to be sent out to impacted co-owners stressing maintenance of the newly planted trees.
 - 1652 Boulder Court w/o to remove pine cones has been denied.
- Welcome Committee
 - Committee to set up welcoming for new Co-owner B. Aprahamian at 1635 Boulder Court.

New Business:

- Policy # MRC -024, outside decorations needs to be reviewed and updated.
- Bylaws modifications. Additional note to be added for AirBnB rentals. To be reviewed in November. MaryBeth to check with John as to bylaw status.
- Special December board meeting to be set up to discuss only bylaws i.e. Rentals, AirBnB, garage door painting.
- Detention Pond – Adam Oaks, Joel working the issue.
- Orkin Pest Control contract – the board is not happy with the current contract which will end shortly. The contract needs to be rewritten in a more firmed up format rather than randomly spraying 16 units at a time.
- Reviewing contract renewal time line.
- Irrigation – October 15th will be the scheduled water shut off date, with blow out of the sprinklers to be week of the 18th.
- 1889 Dunham Drive concrete crack per concrete walk around does not meet trip hazard requirements at this time and will be re-evaluated next year.

- Association Welcome Handbook – Marybeth motion to approve, Greg 2nd, approved unanimously with one minor correction to be fixed by Melinda. Handbook is to have a box link on the website under bylaws and policies.
- Handbook – Newsletter article to be written on updated Association handbook.

Adjournment 4:39 pm

The next meeting is scheduled for October 23rd 2023, at 1:15 pm; at AMI.