

MAPLE RIDGE CREEK VILLAGE
Board Meeting Minutes No. 253

Monday, October 23, 2023

Call to order 1: 25 pm Place – AMI

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

Old Business:

- **Motion to approve September minutes Mic, 2nd Donna, unanimously accepted.**
- **Motion to approve September financial statement Melinda, 2nd Greg, unanimously accepted.**
- **Open List of Work Orders – 11 W/O's were reviewed**
 - **7 assigned, 2 completed, 1 moved to next years budget, 1 denied as it is a co-owner responsibility.**
- **Board Calendar Review**
 - **Winter RFQ's for snow/ice removal and salt to be moved up from September to July.**
 - **Summer RFQ's for grass cutting, lawn treatment, landscape maintenance and pest control to be moved up from November to August.**
 - **Review and approval of association insurance policy has been pushed to November meeting as insurance policy has not been submitted to us yet.**
 - **Minimum insurance levels – Kelly to check with insurance company for recommendations.**
 - **Phone directory ready for delivery December 1st.**
- **Detention Pond**
 - **MaryBeth to review landscape maintenance contract and notify Adam Oaks of anything on the list that concerns detention pond maintenance.**
 - **Move detention pond review to March calendar review.**
- **Irrigation system – The system was shut off on October 16th and blown out on October 19th.**

Committee Reports

- **Financial**

- **2024 budget draft was completed by the financial committee and submitted to the board for review.**
 - **Minor recommendations to nomenclatures for better account recognition were made.**
 - **Budgeted amount in 2 categories were changed.**
 - **Recommended common tree removal & replacement be placed in its own separate account category.**
 - **Budget to be approved by November 15th.**
- **Reserve fund study was approved as presented. Future fund studies will be updated regularly within a maximum of four years.**
- **General operating budget – An increase in the association fee is proposed for 2024 due to the increase in operating costs.**
- **Website**
 - **Board requested a change to the website concerning modification requests. Preferred delivery to AMI is to be scanned and emailed 1st or mailed 2nd.**
- **Social**
 - **Christmas party scheduled for Tuesday Dec. 5th at 6:00 p.m. Invitations go out November 1st.**
 - **Singles group has updated their name to Senior Single Social Group or SSSG. Eight members were at the last event held at the Rochester Mill Brewing Company. Other future events in the planning are meetings at Demarco's on Main Street and the Roxie Theater for a Motown review.**
- **Maintenance**
 - **Street signs – Manufacturing issues have delayed the installation of the signs. Scheduled shipping date from North Carolina is November 11th with a new installation dated set for November 15th.**
 - **The mailbox stands are out dated and will be needing maintenance in the future. During the sign installation, board members will do a walk around with the owner of Signs & More requesting ideas and quotes for replacement stands. The stands will emulate the style of the lampposts and street signs.**
- **L & B**
 - **L & B 2021/2022/2023 walk around – A proposal was submitted, approved and the work is to be completed on all items listed for all 3 years by end of this season. Requests submitted after this has been placed on the year 2024 list. Currently 10 items have been placed on said list.**

- 2024 L & B walk around – Walk around should be move up to end of May or early June. Walk around should include flower beds and plants in both front and back of condo.
- Welcome Committee
 - Donna and Marilyn had a nice visit with new co-owner Barbara Aprahamian at 1635 Boulder Court this past month.
 - No visit needed for Steele at 1871 Dunham Drive.

New Business:

- Bylaws modifications – Additional note to be added for AirBnB rentals. MaryBeth to check with lawyer as to bylaw status.
- Special December board meeting to be set up to discuss only bylaws i.e. rentals, AirBnB, garage door painting.
- Orkin Pest Control contract – The contract needs to be rewritten where all the units are sprayed at the same time and preferably 3 times a season.
- Review of AMI contract renewal time line – AMI to change contract to start on January 1st 2024 not October 1st 2023.
- Financial end of the year adjustment to be added to the November board calendar review.
- Modification requests
 - 1618 Boulder Court – Garage door replacement is approved and done.
 - 1934 Dunham Drive – Garage door replacement is approved and done but the gap left between metal siding and door weather strip needs a trim strip. The co-owner is aware and is working to resolve.
- Suggested newsletter articles to be written; treasury report, senior special events, remind co-owners to look at revised policies on line, guidelines on snow removal, attention to dryer and chimney vents.

Adjournment 4:24 pm

The next meeting is scheduled for November 20th 2023, at 1:15 pm; at AMI.