

**MAPLE RIDGE CREEK VILLAGE**  
**Board Meeting Minutes No. 254**

**Monday, November 20, 2023**

**Call to order 1: 16 pm Place – AMI**

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

**AMI – Kelly Terrell**

**The board met with Barb Ruggiero.**

**The board met with Don Button.**

**Old Business:**

- **Motion to approve October minutes Melinda, 2<sup>nd</sup> Donna, unanimously accepted.**
- **Motion to approve October financial statement Mic, 2<sup>nd</sup> Donna, unanimously accepted.**
- **Open List of Work Orders – 8 W/O's were reviewed**
  - **3 assigned, 1 completed, 1 moved to next years concrete evaluation list, 1 to discuss with the co – owner before action is taken, 2 waiting on an update from vendors to see if they were completed.**
- **Board Calendar Review**
  - **Budget to be mailed out to co-owners December 1<sup>st</sup>.**
  - **Monthly dues for 2024 approved by board and to be mailed out to co-owners December 1<sup>st</sup>.**
  - **Board approved final budget for 2024 and it is currently being reviewed by accounting.**
  - **Financial end of year adjustment is currently being worked on.**
  - **Phone directory to be mailed out to co-owners December 1<sup>st</sup>.**
  - **Phone directory reminder to be moved up to August in calendar review and mentioned in newsletter at that time.**
- **Detention Pond**
  - **After reviewing the landscape maintenance contract it was discovered that there is no reference of the DP. Adam Oaks will pickup garbage around it when mowing.**
  - **Adam Oaks to submit 2 proposals for detention pond maintenance. 1<sup>st</sup> proposal to cleanup outer edges and removal of willows. 2<sup>nd</sup> proposal to include getting into the pond itself.**
- **L & B complete at this time.**
- **2024 Final Budget and Reserve Fund Study approved.**

- Management Contract approved and signed.

## Committee Reports

- Financial
  - Bank account summary reviewed.
    - 1<sup>st</sup> Internet CD will be coming due on January 16<sup>th</sup> and will need reviewing before the new year.
  - End of the year estimate due the middle of December in order to determine bills that will be paid out by the end of the year. Excess checking account monies will be moved to the reserve fund.
- Website
  - Melinda requested that AMI review its website address [www.amicondos.com/mapleridge](http://www.amicondos.com/mapleridge) as it appears to have a glitch in it sometimes when entering into it.
- Social
  - Christmas party scheduled for Tuesday Dec. 5<sup>th</sup> at 6:00 p.m. Looks like it will be a good turnout as 78 of 80 slots have been filled at this time.
  - Singles group the Senior Single Social Group or SSSG has scheduled the Motown review at the Roxie Theater on December 8<sup>th</sup>. Meetings are held the 3<sup>rd</sup> Wednesday of the month at the Rochester Mills Brewing Company in downtown Rochester.
- Maintenance
  - Street signs – The street signs are scheduled for installation on Tuesday November 28<sup>th</sup> and Wednesday 29<sup>th</sup>.
  - The mailbox stands walk around will be scheduled at that time. MCRV will be requesting ideas and quotes for replacement stands. The stands will emulate the style of the lampposts and street signs.
  - Modification Request Followup – Board to check with Rich Ruggerio on followup on modification request completed, approximately 4 requests.
  - Maintenance Walk Around – Followup letter to be sent out around December 15<sup>th</sup> reminding co-owners of bylaw violations.
- L & B
  - L & B 2021/2022/2023 walk around – The work is completed on all items listed for all 3 years.
  - 1674 Maple Creek Court – No order to replaced removed tree at this time. L&B will review next season.
- Welcome Committee
  - No new co-owners at this time.

## New Business:

- **Bylaws modifications – Board to hold December meeting on December 12<sup>th</sup> place tbd to discuss only bylaws i.e. rentals, AirBnB, garage door painting.**
- **Gutter cleaning schedule week of November 27<sup>th</sup> to clean condos with river birches.**
- **Orkin Pest Control contract – The contract in process for renewal.**
- **AMI to request RFQ for tree spraying and removal from Wendel Tree Service and Adam Oaks.**
- **AMI to send a letter to co-owners scheduled for concrete caulking explaining that the caulking will not be done this year due to vendor issues. The few that were completed will be removed from the list and the concrete committee will review those remaining early in the spring.**
- **1632 Boulder Irrigation damage – It appears to have had some line damage occur during deck replacement construction. Damage to be assessed in the spring.**
- **Future board meeting discussions –**
  - **How do we want to handle caulking the outside of all windows and doors. Wait for a work order or schedule maintenance every 3 years.**
  - **What time of timeline should be developed for downspouts and gutters maintenance.**

**Adjournment 3:52 pm**

**The next meeting is scheduled for January 15<sup>th</sup> 2024, at 1:15 pm; at AMI.**