

MAPLE RIDGE CREEK VILLAGE
Board Meeting Minutes No. 255

Monday, January 15, 2024

Call to order 1: 18 pm Place – AMI

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

AMI – Kelly Terrell

Old Business:

- **Motion to approve November minutes Donna, 2nd Mic, unanimously accepted.**
- **Motion to approve November financial statement Mic, 2nd Donna, unanimously accepted.**
- **Open List of Work Orders – 5 W/O's were reviewed**
 - **3 waiting on a vendor update, 1 on hold for second estimate, 1 to discuss with the co-owner.**
- **Board Calendar Review**
 - **Review different venues for the annual co-owners meeting for possible cost savings.**
 - **Make reservation for annual meeting – 1st choice Monday May the 6th, 2nd choice Monday May the 13th.**
 - **RFQ sent out to 4 vendors for Tree & Shrub maintenance.**
 - **RFQ from Instant Maintenance approved for 2024 sprinkler system maintenance.**
 - **RFQ from Adam Oaks for 2024 Lawn Maintenance approved pending one followup question concerning weeding around groomed Commons areas trees and shrubs.**
 - **Close out books for 2023 – The CPA will close out the books by the end of January or early February.**
 - **Passage of “Continuous Motion” permanently removed from the Calendar Review.**
- **RFQ from Elite Pest Management approved pending investigation of specific treatment time frame.**
- **Future Orkin contracts to be dropped due to unorganized billing and transparency issues.**
- **Followup letter – 2nd notice, to be mailed out after early spring walk around reminding co-owners of bylaw violations.**

Committee Reports

- **Financial**

- Review CD renewal rates – CD at 1st Internet Bank to be renewed for 12 months @ 5.22%. Motion to approve MaryBeth, 2nd Donna, unanimously accepted.
- Bank account summary reviewed.
 - Motion to fully fund the 2023 Reserve fund moved by Melinda, 2nd by MaryBeth, unanimously accepted. \$40,926 to be moved out of checking account and place in Reserve money market account.
 - Motion for Kelly to obtain best CD rates/bank options and report back to the Board in order to move \$50,000 from Reserve money market account to a new Reserve Fund CD. Motion to approve by Greg, 2nd by Donna, unanimously accepted.
- Website
 - There are some discrepancies in uploading the newsletter to the website. Kelly indicated that tech would try to upload a different way to resolve.
- Social
 - Christmas party Tuesday Dec. 5th was a huge success based on feed back of the membership at the party.
 - Singles group the Senior Single Activity Group or SSAG meetings are held the 3rd Wednesday of the month at the Rochester Mills Brewing Company in downtown Rochester.
- Maintenance
 - Street signs – The street signs were finally installed on Wednesday December 6th and based on co-owner feedback a complete success. The street signs are now visible in the dark, not blocking each others view as in the past and woodpecker proof.
 - Modification Request Followup – Followup of all 2023 modification requests were completed by the first week in January.
- L & B
 - Due to winter storm damage the board requested a Work Request for cleanup of tree limb damage at 1616 & 1628 Boulder Ct. and 1856 & 1862 Dunham Dr. Also including a tree removal @ 1982 Dunham Dr.
 - Site Map – An address error on the site map has been found and corrected and Mic will email a corrected map to the other members of the board.
- Welcome Committee
 - No new co-owners at this time.

New Business:

- Bylaws modifications – Board to hold 3rd meeting on January 17th at Donna's to discuss third scrub of updated bylaw modifications.
- Web Site issues – AMI to send out letter to co-owners regarding new management app once bug issues have been fixed.

- Some addresses are difficult to read based on mature trees and bushes in the neighborhood and the board is working on a solution to help alleviate the situation by offering a one time purchase at the co-owner's expense, of an address sign that can be placed in a more visible location in front flower beds. More on the issue will be included in the next newsletter.
- Mailbox Stands – Replacement prices were found to be costly and the issue has been placed on hold with other options to be discussed in the future.

Adjournment 3:50 pm

The next meeting is scheduled for February 19th 2024, at 1:15 pm; at AML.