

# MRCVillager

MARCH 2024

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MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION

## COMMUNICATIONS

ALL communication, including questions and requests for maintenance and exterior modifications must be sent to:

Association Management, Inc. (AMI)  
47200 Van Dyke; Shelby Twp., MI 48317-3376

MRCV Manager: Kelly Terrell

[kterrell@amicondos.com](mailto:kterrell@amicondos.com)

Lynn Burns [workorders@amicondos.com](mailto:workorders@amicondos.com)

Phone: 586-739-6001 ... FAX: 586-739-6006

**Modification Request Forms** MUST be submitted to AMI for Board approval before changes are made to the exterior of your unit.

Forms can be found at our website:  
[www.amicondos.com/mapleridge](http://www.amicondos.com/mapleridge)

### Board of Directors

**President:** MaryBeth Wolocko

**Vice President:** Melinda Hill

**Secretary:** Greg Richards

**Treasurer:** Mic Shaeffer

**Member-at-Large:** Donna DeGennaro

**Board meetings are usually held on the third Monday of the month at AMI.**

The first 30 minutes are reserved for up to five co-owners (5 minutes each) to share concerns, information and ways to improve our community. Please notify Kelly Terrell at least the week before the meeting if you wish to address the Board.



## Board Note ...



Seems like Winter doesn't quite want to leave us yet as I am looking out the window at the snow flurries! But rest assured, Spring will be here soon! And with Spring, activity around MRCV ramps up quickly.

The Board has spent the winter months working on "behind the scene" preparations. We've wrapped up a two-year project revising our Master Deed and Bylaws, bringing them up to today's standards. More about that to come. There's been reviews of new bids from our established contractors, as well as potential new ones, to complete some of our regular work projects.

We've said good bye to some residents, and prepare to welcome newcomers. Keep your eyes open to welcome new neighbors especially on Boulder Ct and Dunham Dr.

We anticipate more tree removals and replacements this year within our tree revitalization program. A more thorough clean up of the detention pond along Dunham is planned for this spring. And, new group of ladies will be preforming the annual L & B spring walkaround.

After many, many years of service, Bev Aitken is stepping down from her role as L & B Chair. Bev's husband Jim is also stepping down from his leadership on the Cement/Driveway Committee. We are grateful for the many years of hardwork they have put into our community.

Just a reminder...the purpose of the L&B walkaround is to identify anything needing attention in the Developer Established Beds (DEB) which are the Association's responsibility to maintain. The walkaround helps identify landscape overgrowth, aging, disease or damage that may need to be addressed. Its purpose is NOT to look for violations!

We look forward to seeing everyone's smiling faces once the sun has warmed our community for another year and we are all spending more time outside!



## A REMINDER ON THE RULES

If contemplating any improvements inside or outside your unit, start by checking the MRCV Bylaws and Policies located on our webpage [www.amicondos.com/mapleridge](http://www.amicondos.com/mapleridge). They will generally tell you what approvals and paperwork you may need. The City of Rochester has code requirements as well as permit requirements for electrical, plumbing and other alterations. Ignorance of the law or condo rules is not an excuse for a violation. So if you have a question, please contact our AMI Manager Kelly Terrell at [kterrell@amicondos.com](mailto:kterrell@amicondos.com)

## Spring is Just Around the Corner

A beautiful and exciting time, spring signals the rebirth of another year. As we unwind from winter, and a rather mild one at that, here are a few Association reminders.

• **Insurance Information:** You recently received a 2024 reminder notice that all Co-owners are to submit a copy of their current insurance "Declaration Page." This needs to be done each year at the time of your insurance renewal. Your insurance coverage must be done in accordance with our Bylaws, Article IV, Section 1A. The following represent minimum requirements for 2024 building/dwelling coverage: Ranch Style units \$198,000, Cape Style \$222,000. Remember, this is the minimum not the recommended level of coverage for any specific unit. Improvements or upgrades may cause enhanced coverage. Please send/email a copy of your coverage by June 30 to Kelly Terrell at [kterrell@amicondos.com](mailto:kterrell@amicondos.com)

• **Pet Cleanup:** Please remember that your pet's waste must be collected and disposed of immediately. This applies even if it's outside your own door. All green spaces are common areas. Please double check areas that may have been difficult to pick up during the snowy times. Let's keep things clean for all to enjoy.

Also, remember that when outdoors, our dogs (or cats for that matter) must be leashed and always attended by their owner. Our By-laws (Article VI Section 5, 5A and Policy MRC037 are very clear on these matters.

• **Deck Replacement:** The August 2023 issue of the MRC Villager the Board reported Policies MRC008A & C, Deck Maintenance and Replacement, had been revised in an effort to provide better guidance and more flexibility in types of building material. Many of our decks are going on 25-years old. If you are considering replacement or performing maintenance, please make sure you read these policies completely before submitting a Modification Request. Due to the complexities of replacing a deck, the numerous decisions, as well as policy requirements, appropriately completing the Modification Request takes a little more time than most MRs. However, the more information you provide per Policy MRC008C, the smoother the process will be. Please don't hesitate to ask questions, we want you to be happy with the end result. The Board is presently tweaking the post cap requirements due to construction methods and materials, and hopes to have a compatible solution soon.

• **Trash Bins:** During the summer months we ask that you place trash receptacles on the driveways so as to avoid the sprinkler heads. Watering will probably not commence until May. This is just a "heads up" to sprinkler heads.

• **Annual Meeting:** MRCV's 2024 Annual Meeting is scheduled for Monday, May 6 at 6:30pm at the Rochester Community House, 816 Ludlow, Rochester. Mark your calendar, more information to come closer to May.

## COMMUNICATE QUICKLY & EASILY

We continue to remind co-owners that any emergency or otherwise, should be immediately given to AMI via phone 586-739-6001 or e-mail [kterrell@amicondos.com](mailto:kterrell@amicondos.com). DO NOT CALL BOARD OFFICERS; IT ONLY DELAYS THE RESPONSE. Non-emergency situations must be submitted using the MRCV Maintenance Request / Work Order form on our website. Again, calling a board member will only delay a response. Check the website for all current information, Policies and Forms.



## MRCV EVENTS CALENDAR

### Weekly:

- **Mens Breakfast** - Wednesday at 8:00am at Marcus Restaurant, 55690 Van Dyke, Shelby Twp
- **Womens Coffee** - Thursday at 9:30am at Panera on Livernois south of University, Rochester Hills

### Monthly:

- **MRCV Dinner** - 2nd Tuesday of each month (except Dec) at 5:00pm at Detroit Grille House, 55161 Shelby Rd (NW corner of 25 Mile & Shelby)
- **MCRV Senior Singles Activity Group** - 3rd Wednesday at 5:00pm at Rochester Mills Beer Company, 400 Water Street, Rochester
- **Tavern On the Green** - Thursday at 4:00pm on Maple Creek Court Island (summer season weather permitting)



## A BIG THANK YOU TO MRCV VOLUNTEERS!

As we move out of the winter months, things around MRCV will start to spring into action. We've been very fortunate over the years to have a great community of volunteers helping provide various tasks that keep MRCV a great place to live.

The Board would again like to take this opportunity to thank Bev Aitken, L&B Committee Chair, and Jim Aitken, Concrete Committee Chair, for their many years of excellent service. They are both retiring from these activities.



Whether you're a new resident or have been here awhile, we hope you'll consider volunteering for one or more of MRCV's community projects. It's a great way to meet your neighbors while spending a little spare time helping the MRCV.

Please email or call a Board Member if you're interested in helping out on any of the activities you see listed below.

Irrigation System Refurbish • Entrance Plantings

L&B (landscape beautification) • Occasional Tree Trim

Lamppost Painting • Coach Light Upkeep • MRCV Directory

Driveway & Walkway Inspection • Maintenance Walk Around

Welcome to New Residence • Finance Planning

Holiday Decor • Holiday Party Planning

### Spring Walkarounds



Spring walkarounds for L&B, Driveway Inspections and Condo Siding Mildew Inspections will be underway soon. If you believe you have an issue related to any of these three items, please contact Kelly Terrell at AMI so we don't inadvertently miss checking your concern.

### Tree Removal & Replacement Program

Our Tree Removal & Replacement Program, to eliminate dead and diseased trees, is scheduled to continue in 2024. As mentioned in the last newsletter, survival of new trees requires weekly watering beyond what is provided by our irrigation system. We greatly appreciate your help watering through the summer any new trees or shrubs planted adjacent to your condo last fall or this spring. The Association will contact affected co-owners prior to any upcoming proposed tree removal or replacement.



### Super Simple, Best Ever! Banana Bread

Preheat oven to 350°

#### Ingredients:

2 cups flour	1 tsp salt
1 cup sugar	2 tsp baking soda
1 egg	1 tbs baking powder
2 tbsp oil	1/2 cup broken walnuts
1-1/2 cups - (3 ripe)	(optional)
bananas mashed	

Mix all ingredients and spoon into greased loaf tin.  
Bake for 1 hour or until toothpick comes out clean.

### Leftover Hard Boiled Easter Eggs? Classic Deviled Eggs

#### Ingredients:

6 large eggs	1 tsp Dijon or yellow mustard
1/4 c mayonnaise	1/4 tsp Tabasco sauce
Salt & Pepper to taste	1 tsp fresh chives
Paprika to top	chopped fine (optional)

Peel eggs. Slice eggs in half lengthwise, remove yolk halves, and place in small mixing bowl. Arrange egg-white halves on a dish. Mash yolks with a fork, add all ingredients and mix to a creamy consistency. Pipe or spoon yolk mixture into egg-white halves and sprinkle with paprika.

Perhaps you have your own special twist on this classic recipe, just don't let those eggs go to waste.

In 2024 MRC Villager issues we invite you to share your interests with the community. So, if you have a short story or poem you've written, a recipe, a picture you've taken, a painting you've done, or great travel or restaurant recommendations you'd like to share, please contact [hillm18@gmail.com](mailto:hillm18@gmail.com). Space permitting, we'll share your interests with MRCV readers.





## NEWS FROM THE BOARD

### Bylaws Update

During the past year and a half your Board has diligently been working to update the *Amended and Restated Master Deed*, the *Restated Condominium Bylaws*, and the *Articles of Incorporation*. Over time, these documents can become outdated because of changes in technology and the law. As condominium developments mature, updates are also often necessary to clarify operational aspects of the community.

In early May, all co-owners will receive a packet of information containing the proposed updates and requirements necessary to make the proposed changes. An MRCV co-owner meeting to review this information is scheduled for Wednesday, May 29, 2024 at the Rochester Hills Museum at Van Hoosen Farm in the Calf Barn (see map below). Our attorney will be presenting the proposed update process and answer questions. No voting will take place at this time, but it will be beneficial to attend so you have a complete understanding of the process.



### A Great Place to Visit Just Up the Street

Members are free, \$5/Adults, and \$3/Senior and Students

Starting March 1, the Rochester Hills Museum at Van Hosen Farm is open for tours Fridays & Saturdays 12:00pm-3:00pm. Enjoy a look at the community's local history including the Taylor-Van Hoosen families, Mastodon bones and more at the Dairy Barn.

Continue exploring on your self-guided tour of the Bull Barn, Milk House, Equipment Barn, Children's Garden, Gazebo and grounds. Guided tours of the Van Hoosen Farmhouse at 1:00pm, and the Red House immediately following it. The tour departs from the Dairy Barn.

The Museum offers numerous programs year round. If you haven't been to the Rochester Hills Museum at Van Hoosen Farm, stop in and see what you've been missing, you might just want to become a Member!

### Our Finances

As our accountant closes out the Association's 2023 books, it provides me a chance to reflect on accomplishments and again thank all involved with the Association's finances.

All Association Members should have received a mailed copy of the final budget for 2024. It reflects higher costs for some of our regular contracted work but the Board and AMI has worked hard at keeping those increases to a minimum.

Also the Board approved an updated Reserve Study for the next 20 years. This will be reviewed yearly with regular updates planned every four years. Good planning helps to insure against unexpected expense surprises.

Overall, the MRCV Association continues to maintain a strong financial position. Please plan on attending the May 6, 2024 Annual Meeting for details of our yearly performance and closeout report.

### Go Paperless, Receive Your Newsletter Via Email

If you would like to try receiving the newsletter via email, please email Kelly Terrell at AMI [kterrell@amicondos.com](mailto:kterrell@amicondos.com) and let her know "Add me to the newsletter email list." Going paperless and receiving the MRC Villager via email is easy, saves the Association time and money for printing and delivery, plus you can enjoy the full color version versus the black and white printed version. And, if you're away for the winter, you can still keep up with what's happening at home by receiving the MRC Villager via email, or you can always check it out on the website. Go paperless, you might like it.

### House Numbers

Over the past year, concern has been expressed regarding the visibility of house numbers. Some house numbers are being obscured by the overgrowth of shrubs beneath the numbers. These may need to be trimmed or removed. Other numbers may have poor visibility due to tree growth of the beautiful flowering trees planted in front lawns. Due to this issue, the Board is planning to inspect number visibility once trees have leafed out for the season.

After inspection and depending on the number of obscured house numbers, the Board may consider some type of signage purchase opportunity for residents. This is still being researched for sign size, style and cost.

Some co-owners have added separate house number signs in their front beds close to their driveway. Presently placing a house number sign in the ground does not require a Modification Request as long as the sign is not a hard-wired illuminated sign. Solar illuminated require no Modification Request.

Please contact a Board member with any pertinent input. The Board will be providing an update on this matter issue shortly.





## BOARD MINUTES

### 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 Ruggerio.

The board met with Don Button.

#### Old Business:

- Motion to approve October minutes Melinda, 2nd Donna, unanimously accepted.
- Motion to approve October financial statement Mic, 2nd 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 1st.
  - Monthly dues for 2024 approved by board and to be mailed out to co-owners December 1st.
  - 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 1st.
    - 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 Detention Pond, but Adam Oaks will pickup garbage around it when mowing.
    - Adam Oaks to submit 2 proposals for detention pond maintenance. 1st proposal to cleanup outer edges and removal of willows. 2nd 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.
  - 1st Internet CD will be coming due on January 16th 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. 5th 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 8th. Meetings are held the 3rd 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 28th and Wednesday 29th.
  - 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 15th reminding co-owners of bylaw violations.



## BOARD MINUTES

### Board Meeting Minutes No. 254 *continued*

- 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 replace 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 12th place tbd to discuss only bylaws i.e. rentals, AirBnB, garage door painting.
- Gutter cleaning schedule week of November 27th 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 15th 2024, at 1:15 pm; at AMI.

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### 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 coowner.
- 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 coowners of bylaw violations.



## Board Meeting Minutes No. 255 *continued*

### Committee Reports

- Financial
  - Review CD renewal rates – CD at 1st Internet Bank to be renewed for 12 months @5.22%. Motion to approve Mary Beth, 2nd Donna, unanimously accepted.
  - Bank account summary reviewed.
    - Motion to fully fund the 2023 Reserve fund moved by Melinda, 2nd by Mary Beth, 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 AMI.

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## MAPLE RIDGE CREEK VILLAGE Board Meeting Minutes No. 256

**Monday, February 19, 2024**

Call to order 1: 24 pm Place – AMI

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

### Old Business:

- Motion to approve January minutes Donna, 2nd Melinda, unanimously accepted.





## Board Meeting Minutes No. 256 *continued*

- Motion to approve January financial statement Melinda, 2nd Donna, unanimously accepted.
- Open List of Work Orders – 3 W/O's were reviewed — 1 completed, 1 was determined a non issue and closed, 1 waiting a response from the vendor.
- Board Calendar Review
  - Annual meeting – Set for Monday May the 6th.
  - The review of the 2023 books are currently with the CPA and the end results are due soon.
  - CD renewal rates – Discussed in Financial Committee report.
  - Insurance Coverage – Due to higher assessment values, more research is needed and a final figure is pending.

### Items to Monitor:

- Damage done to irrigation at 1632 Boulder – No update at this time.
- Followup letter – A followup letter is to be sent out to a few co-owners reminding them of issues that they still need to address.

### Board Approvals Prior to the Meeting:

- Final payment for new street signs – Motion to approve Melinda, 2nd Donna, unanimously accepted. Payment is to be reflected in last years Financial report.

### Committee Reports:

- Financial
  - CD renewal rates – AMI to confirm CD at 1st Internet Bank was renewed for 12 months @ 5.2%.
  - AMI to confirm that the new \$50,000 CD has been opened at Flagstar Bank for 13 months @ 5.15%.
  - Request AMI provide status report for CPA EOY activity and estimated completion date for EOY report and income tax preparation.
- Website
  - Nothing at this time.
- Social
  - Nothing at this time.
- Maintenance
  - Nothing at this time.
- L & B
  - Bev Aitken has given notification of intention to retire from L&B.
- Welcome Committee
  - New sale pending.

### New Business:

- Revised Bylaws Meeting with Co-owners – Melinda to investigate dates and room availability at Rochester Hills Van Hoosen Farm.
- Motion to approve Country Club Lawn final year Fertilizer contract Melinda, 2nd MaryBeth, unanimously accepted.

### Adjournment : 2:50 pm

The next meeting is scheduled for March 18th 2024, at 1:15 pm; at AMI.

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## MAPLE RIDGE CREEK VILLAGE Board Meeting Minutes No. 257

**Monday, March 18, 2024**

Call to order 1: 19 pm Place – AMI

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

### Old Business:

- Motion to approve February minutes Donna, 2nd Greg unanimously accepted.
- Motion to approve February financial statement with minor corrections, Mic, 2nd Melinda unanimously accepted.



### Board Meeting Minutes No. 257 *continued*

- Open List of Work Orders – None at this time.
- RFQ – Waiting on a bid from Davey Tree Expert Company
- Board Calendar Review
  - Newsletter – MaryBeth to write an Into article. Melinda to add a article on new address signage.
  - Policy Review – MaryBeth and Melinda to review and decide which ones need to be addressed and divide up between the board members.
  - Association Tax Return – The association's income taxes are still being prepared by the CPA. Upon completion, the Board will review and approve by email before signing and submitting. This will happen once available prior to the next Board meeting on April 15th.
  - Electric Vehicle Policy – The existing EV policy needs to be placed on a future calendar date for review.
  - Detention Pond – Adam Oaks will be meeting with MaryBeth and Melinda on Tuesday the 19h to discuss a quote on cleaning up the pond.
  - Co-owner Reminder – Article to be placed in the upcoming newsletter reminding co-owners to keep on top of watering all new fall and spring plantings.
  - Review CD Renewal Rates – Kelly to review all the CD expiration dates and to investigate and recommend where to place up coming expiring CD funds.

#### Items to Monitor:

- Damage done to irrigation at 1632 Boulder – Nothing to review at this time.
- Followup letter – 1 letter submitted and co-owner will comply.

#### Board Approvals Prior to the Meeting:

- 1 Modification Request
- 3 Adam Oaks bills for salt application.

#### Committee Reports:

- Financial
  - Request AMI investigate status of End of the Year Report and estimated completion date.
- Website
  - Nothing at this time.
- Social
  - Nothing at this time.
- Maintenance
  - Damaged Mailbox stand on Dunham Drive – This past month, a gentleman ran into one of the mailbox stands on Dunham Drive and has reported the accident to his insurance company. AMI is awaiting payment so repairs can proceed.
- L & B
  - Three co-owners have stepped forward to take over the L & B Committee. They are Denise Michalak, Helen Jositas and Sandy vonBerg.
- Welcome Committee
  - 2 condos up for sale on Dunham Drive.
  - 1 condo sold this month.

#### New Business:

- Revised Bylaws Meeting – The attorney will be running the bylaws meeting May 29th.
- Gutter Cleaning Bid – Adam Oaks and 1st Choice to be approached for RFQ's.
- Branch Tree Bid – Kelly to investigate other bids.
- Front Entrance –
  - Sandy Kondos to be approached on recommendations concerning annuals and perennials at the front entrance.
  - Sign and stands need to be power washed.
  - Numerous condos with green mildew on there siding are to be placed on a list for power washing.
  - Tree R & R – RFQ from Adam Oaks to be requested for this springs removal of designated trees that are diseased.

#### Adjournment: 3:00 pm

The next meeting is scheduled for April 15th 2024, at 1:15 pm; at AMI.