

Maple Ridge Creek Village Condominium

Board Meeting Minutes No. 260

Monday, July 15, 2024 - 1:15 p.m.

CALL TO ORDER: 1:19 p.m. at AMI

OLD BUSINESS:

Approval of minutes: Motion to approve June 2024 Minutes, Motion by Donna, 2nd Melinda, All approved

Approval of June 2024 Financial Statement: Motion by Melinda, 2nd by Marybeth
All approved

Open List of Work Orders:

Board Reviewed and approved

Review Board Calendar:

Evaluate Need for Fall/Winter Tree Trimming: Rich Ruggerio to review
RFQ For Lawn Treatment: Contract in effect until 2025
RFQ For Pest Control: Reviewed
Review CD Renewal Rates: Motion by Marybeth to reinvest maturing CD at Live Oaks for 12 months at 5%, 2nd by Melinda, All Approved

ITEMS TO MONITOR:

Violation letters:

Reviewed and approved AMI taking next step

Adam Oaks December Birch Gutter Cleaning Bid

Previously approved - changed to be done in November

BOARD APPROVALS: (Prior to meeting)

Adam Oaks invoice 627, 630, 631 - All Approved

Elite Pest Control: 78000 - Approved

CJB Bat removal approved

COMMITTEE REPORTS:

Financial - Melinda
Reviewed

Web site - Donna
Updated contact information for Priority Waste Management

Social - Donna
Reviewed Picnic, Concert and Singles Group

Maintenance
Rich Ruggerio mapping all downspouts and putting together the tree trimming list.

L & B Marybeth
List to go to Joel

Welcome - Donna
Discussed visits and pending visits

NEW BUSINESS:

Review Bylaw changes and discuss time frame for next step
Discussed time frame for votes and steps to be taken by AMI
Mailing will go out to co-owners by 7/22/24

Maintenance Report
None

Review Cement Bids:
Reviewed - Proposal still being adjusted to fit budget

Follow up of Maintenance letters sent:

Maintenance Committee will conduct follow up check to make sure maintenance items have been addressed

Corporate transparency Act:

Discussed - tabled action for 1-2 months

Adam Oaks Bids:

Reviewed - Already approved bids for tree removals

ADJOURNMENT OF GENERAL SESSION - Motion by Melinda, 2nd Marybeth at 3:09 pm

NEXT MEETING: AUGUST 19, 2024 AT 1:15 PM