

Maple Ridge Creek Village Condominium

Board Meeting Minutes No. 265

Monday, JANUARY 20, 2025 - 1:15 p.m.

CALL TO ORDER: 1:16 p.m. at AMI

OLD BUSINESS:

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

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

Approval of December 2024 Financial Statement: Motion by Dana, 2n by Melinda

Open List of Work Orders:

One remains.

Review Board Calendar:

Reservation for Annual Meeting: Board is looking at May 1, May 5, or May 6. Melinda is checking VanHoosen Farm

Eliminate "Close books for prior year, etc" on calendar

Review of Cd Renewal Rates

First Internet renewed on 1/16/25. Move to Prime Alliance at 4.36%

ITEMS TO MONITOR:

Violation letters:

Discussed in Executive Session

Muntin Policy Petition

Discuss in Executive Session

Bylaws:

Should be recorded by County and finalized in the next several weeks.

Prepaid Assessments:

Per Dana, there are 29 prepayments at the end of December. Sixteen represented payments of new \$355 fee. Thirteen are for different amounts and need to be investigated. AMI to follow up on the 13 cases.

BOARD APPROVALS: (Prior to meeting)

Three invoices approved.

Discussed lack of work/update on window repair at 1692 MC. AMI holding AO Invoices, awaiting update.

COMMITTEE REPORTS:

Financial - Dana

None

Web site - Donna

Policy revision for storm door policy has been posted.

Social - Donna

None

Maintenance

Tom Grossman has volunteered to be the Maintenance Liaison. Also It was reported that one of the street lights is flickering. Tom will check it.

L & B Marybeth
None

Welcome - Donna
Discussed visits

NEW BUSINESS:

Reviewed Green Tree spraying bid.
AMI to follow up with vendor on several
Questions. Board to continue review next month.

Concerns Regarding Salting Walks.
Two people expressed concerns. Board discussed and contract stands as is.

Discussion of Lighting and Deck Policies:
Board reviewed revised Policy 006 now split into two separate policies. Garage,
Porch and Deck 006” and Decorative Landscape Lights 040. Both approved.

ADJOURNMENT OF GENERAL SESSION - Motion by Dana, 2nd Donna at 3:35 pm

NEXT MEETING: FEBRUARY 17, 2025 AT 1:15 PM

