

**Maple Ridge Creek Village Condominium**

**Board Meeting Minutes No. 264**

**Monday, November 18, 2024 - 1:15 p.m.**

**CALL TO ORDER: 1:17 p.m. at AMI**

**OLD BUSINESS:**

Approval of minutes: Motion to approve October 2024 Minutes, Motion by Gary, 2nd Marybeth, All approved

Approval of October 2024 Financial Statement: Motion by Dana, 2nd by Donna  
All approved

Open List of Work Orders:

One completed, the other will be complete 11/22

Review Board Calendar:

Approval of Monthly Dues for following year:

Handled under New Business

Board Review and Approval of Final Budget:

Handled under New Business

Financial End of Year Adjustment:

Discussed at October meeting.

Delivery of MRCV Directory:

Completed

Review of Cd Renewal Rates

Board reviewed and approved moving Live Oak to Flagstar 13 Month CD.

## **ITEMS TO MONITOR:**

### Violation letters:

Discussed in Executive Session

### Adam Oaks December Birch Gutter Cleaning Bid

Previously approved - to be done in November

### Muntins in Windows and Door Walls

Reminder letters to be sent to co- owners

### Bylaws:

On track. Mortgage companies have until Dec 16 to respond

## **BOARD APPROVALS: (Prior to meeting)**

Three invoices approved.

## **COMMITTEE REPORTS:**

### Financial - Dana

Higher maintenance and repair costs than budgeted with most property  
Upkeep projects completed through October resulting in a manageable  
Net loss YTD. Reserve Funds continue to be invested in laddered CD's  
Although interest rates are coming down.

### Web site - Donna

Updated Responsibility Chart is now available on the website.

### Social - Donna

Mens breakfast moved to Kerby's Koney at Dequindre and 24 Mile.  
They will meet on Wednesday at 9 am. An e-blast will be sent out.  
The Singles Social group has temporarily suspended meetings

### Maintenance

Care of weeds under decks will be discussed in the spring

L & B Marybeth  
None

Welcome - Donna  
Discussed visits and pending visits

**NEW BUSINESS:**

Review Bids:

Bids for Extermination and Insurance were reviewed and approved. Motion Gary, 2nd Dana, all approved

2025 Budget Discussion:

Draft 2025 Operating Budget was completed and submitted to the board From the Finance Committee. Following discussion on preventive maintenance needs and ongoing community upkeep requirements Some minor changes to draft were initiated. Final 2025 Operating Budget was approved and submitted to AMI. As a result of increasing vendor pricing for services, a monthly increase of \$15 for 2025 was discussed and Approved. Motion by Dana, 2nd Donna, approved

Suggested Minimum Insurance Numbers:

After discussion, it was decided that a minimum insurance for Capes will be \$255,000 and for Ranches \$\$227,000. Motion to accept by Dana, 2nd Donna, all approved

**ADJOURNMENT OF GENERAL SESSION - Motion by Dana, 2nd Donna at 3:33 pm**

**NEXT MEETING: JANUARY 20, 2025 AT 1:15 PM**

