

Maple Ridge Creek Village Condominium

Board Meeting Minutes No. 267

Monday, April 21, 2025 - 1:15 p.m.

CALL TO ORDER: 1:24 p.m. at AMI

OLD BUSINESS:

Approval of minutes: Motion to approve March 2025 Minutes, Motion by Melinda, 2nd Tom, All approved

Approval of March 2025 Financial Statement: Motion by Melinda, 2nd by Marybeth, All approved

Open List of Work Orders:

1961 Dunham Dr - Send to Adam Oaks. Attach tube to downspout and
Check underground tube regarding drainage
Adam Oaks - Clean debris from detention pond -Done
1621 Boulder Court -AMI to send co-owner a list of contractors
1898 Dunham - Done
LPS Plumbing - Back Flow testing required by Rochester for irrigation
system. Done annually. Remind LPS to report findings to the Board.

Review Board Calendar:

Irrigation System Opening/Back Flow Testing being done this week.
Rich Ruggerio will head the Irrigation Committee again for 2025.

Cement Committee Inspection - Tom Grossman will head concrete
committee again for 2025. He has volunteers.

Review CD renewal rates - to be done in June

ITEMS TO MONITOR:

Prepaid Assessments:

Dana is still monitoring this.

1629 Boulder Ct Storm Sewer Cover -

No longer a problem, all level

BOARD APPROVALS: (Prior to meeting)

AO Invoice 331

AO Bed Edging/Turning of Mulch Bid

AO Cleaning of River Birch Gutters spring and fall bid

Discount Pest Control Invoice - spring spraying

COMMITTEE REPORTS:

Financial - Dana

Salt usage more than the original 40 tons purchased for 2024-2025 winter season. Approved an additional salt purchase of 15 tons in February (\$2,862). Used only 6.25 tons (\$287.90). \$1,574.10 will be applied to first lawn service. Through March, expenses are running under budget due to timing of spending despite overrun of salting costs this winter. Overall Net \$8,000 under budget.

Website - Donna

Update complete

Social - Donna

TOTG reminder

Maintenance - Tom

Indicated that Rich Ruggerio has 14 volunteers to help with spring Building Survey Walkaround

L & B - Marybeth

Helen Jositas has volunteered to head the L & B committee for 2025

Welcome - Donna

None

NEW BUSINESS:

Future of River Birch

Discussed issues, complaints and potential solutions. No decision made.

Tree R & R Update

Marybeth and Melinda completed the initial survey of potential 2025 trees

Interior Pest Examination

Reminder letter to co-owners that interior insect control is their responsibility and cost. A list of possible companies included. Letter sent with second mailing regarding Annual Meeting.

Street Lights

Q Electric will send a bucket truck April 22, 2025 to check issues with light at 1612 BC. Invoice on hold until issue is resolved.

ADJOURNMENT OF GENERAL SESSION – Motion by Dana, 2nd by Melinda at 2:52

NEXT MEETING: May 5, 2025 AT 1:15 PM