

Maple Ridge Creek Village Condominium Association

Board Minutes No. 270

Monday, July 21, 2025 – 1:15 p.m.

CALL MEETING TO ORDER: 1:22 pm

Present—Kelly Terrell, Tom Grossman, Norm Golm, Deborah Kady, Sharon Hiller

OLD BUSINESS:

Approval of minutes from the June 2025 Board Meetings with three corrections, Motion by Norm, 2nd by Deborah, All approved.

Approval of June Financial Statement, Motion by Deborah, 2nd by Sharon, All approved.

Open list of Work Orders- All open work orders were reviewed, and several were marked as closed.

Board Calendar review

- Policy Review—Deborah will review the outdated policies and assign them to board members to consider revisions
- Evaluate Need for Fall/Winter Tree Trimming--this is not budgeted for this year. We will consider trimming in winter. Re-evaluate in September. We may need to add this into next year.
- Contracts—Most of our contracts are for one year. Kelly will get RFQ sent out for lawn treatment, grass cutting and lawn maintenance, pest control, and snow removal
- Review CD renewal rates—We have a CD due 7/30/2025 at Live Oak Bank and another CD due on 8/18/2025 before our next meeting. Kelly will work with Dana to review the renewal rates.

BOARD APPROVALS prior to the meeting:

- Adam Oaks bid—Buried drains
- Adam Oaks Invoices 629 and 701

COMMITTEE REPORTS:

Financial – Dana via email—We are doing well. Revenue through June is on budget.

Expenses are currently under budget with many items pending.

Web Site – Sharon—Information is current. Newsletter changes have been posted.

Maintenance – Tom— Volunteers are painting the mailboxes. The medallions will be taken off since we aren't part of Creekside Village. Many of them are becoming cracked. Kelly will contact Adam Oaks about a date for the buried drain clean out.

L&B – Norm— Adam Oaks has quoted the replacements for the DEB. Volunteers were trimming along the south path.

Social – Sharon—The 4th of July picnic was fun with about 30 people. There was a donation jar for the Halloween event. The picnic is set for Saturday, August 23 from 12-3. The Christmas Dinner is December 2 at daFrancesco's.

Welcome – Deborah— The information for the directory was sent out by AMI. Need to have meeting with people at 1509 Ford and 1921 Dunham.

NEW BUSINESS:

- Future of River Birch Trees—costly to remove, consider trimming

- Quote from Adam Oaks regarding downspout debris filters blow out—Decision on this quote was deferred.
- Board Consideration of hot rubber sealing along walking path—Ask Rose Paving to revise their quote since they took the path too far. Still need quotes from Midwest Paving and Mierzwa Paving. Ask for crack sealing and sealing the whole path.
- Power washing effectiveness—reassess in April
- Tree Committee review and recommendations—Maintenance committee will handle the trees that back up to the retention pond on the south side.
- Trees along Washington Road – Trees are owned by the City of Rochester. Adam Oaks mows the area but it doesn't belong to us. It looks nicer.
- Approval of Adam Oaks quote for removal/replacement of trees and Approval of Adam Oaks quote for removal/replacement of DEB planting with two changes—only three boxwoods at 1680 Maple Creek Ct. and adding three rosebushes at 1664 Maple Creek Ct. Motion by Sharon, 2nd by Norm. Motion passed.

ADJOURNMENT OF GENERAL SESSION: Motion to adjourn by Deborah, 2nd by Norm at 3:16 pm. All approved,

NEXT MEETING: August 18, 2025 at 1:15 pm