

Maple Ridge Creek Village Condominium Association

Board Minutes No. 271

Monday, August 18, 2025 – 1:15 p.m.

CALL MEETING TO ORDER: 1:13 pm

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

OLD BUSINESS:

Approval of minutes from the July 2025 Board Meeting, Motion by Dana, 2nd by Deborah, All approved.

Approval of July Financial Statement, Motion by Dana, 2nd by Sharon, All approved.

Open list of Work Orders- All open work orders were reviewed and discussed. After two weeks, an update from the vendor will be requested.

Board Calendar review

- RFQ and approval for snow/ice removal—received one bid from Adam Oaks, need one more bid
- Directory—need new owner information, people can opt out on the warranty deed
- Newsletter—add directory information to September newsletter
- Review CD renewal rates—We have a CD due 8/18/2025 at Prime Alliance Bank. We will renew at 4.22% at the same bank. Motion made by Deborah, 2nd by Norm, All Approved.

BOARD APPROVALS prior to the meeting:

- New CD at MI Bank for 12 months at 4%

COMMITTEE REPORTS:

Financial – Dana—A draft budget for 2026 is targeted for September 15. Discussion about what projects need to be included.

Web Site – Sharon—Information is current.

Maintenance – Tom—Harry Kunath and Tom painted the mailboxes after taking off the Creekside Village medallions. Paul Kennedy has been managing three areas of our sprinklers and has replaced some heads. A volunteer team worked to limb up some trees. Many thanks!

L&B – Norm—Adam Oaks will be making some replacements in September. Trees will be replaced next spring.

Social – Sharon—A concert on the green will be held Thursday, August 21 at 4:00 pm. The picnic is set for Saturday, August 23 from 12-3 pm. The Christmas Dinner is December 2 at daFrancesco's.

Welcome – Deborah—The committee will go visit new people at 1660 and 1964 Maple Creek Ct. as well as 1941 and 1961 Dunham Drive. The visit to 1509 Ford Court has to be rescheduled. A board member will be present at each visit.

NEW BUSINESS:

- Winter Tree Trimming—discussion on getting the tall trees trimmed and reshaped
- Path Crack Sealing on North Path—waiting on revised bids

- Branch Tree Service Bid and Discount Pest Control Bid--Motion by Dana, 2nd by Deborah, All approved.

ADJOURNMENT OF GENERAL SESSION: Motion to adjourn by Dana, 2nd by Norm at 3:00 pm. All approved.

NEXT MEETING: September 15, 2025 at 1:15 pm