

Maple Ridge Creek Village Condominium Association

Board Minutes No. 273

Monday, October 20, 2025 – 1:15 p.m.

CALL MEETING TO ORDER: 1:15 pm

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

OLD BUSINESS:

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

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

Open list of Work Orders- All open work orders were reviewed and discussed.

Board Calendar review

- Shutdown of the irrigation system discussion
- Finance Committee Meeting and Budget Draft
- Board Review of Budget Draft
- Review and Approval of Association Insurance Policy
- Board Determination of Minimum Individual Unit Insurance Levels—appropriate

Path Crack Sealing—Rose will start the crack sealing this fall. It is too cold to do the seal coating so this will be done in the spring.

ITEMS TO MONITOR

- Update of prepaid assessments—Getting more in line

BOARD APPROVALS prior to the meeting:

- Michigan CPA Engagement Letter 2025/2026 approved.
- Animal Xtractors Bid approved via email 10/2/2025 No board member was present for the assessment as requested by AMI.
- Done Right Estimate for basement crack approved via email 10/9/2025

COMMITTEE REPORTS:

Financial – Dana—The financial committee met for two hours. They reviewed the outlook of the 2025 financials, the CD investments, Reserve Fund balance, contract status, and the draft 2026 budget. The recommendation to the board was to approve the 2026 budget of \$528,300 with no condo fee increase. Motion by Sharon, 2nd by Deborah. All approved.

Web Site – Sharon—Information is current.

Maintenance – Tom—Tom and Rich did some more trimming. Clean out at 1602 Boulder started and then finished by Adam Oaks for \$175. We need to refresh the coach lamps and have found a product that works pretty well.

L&B – Norm—Replacement plantings are now completed. Stump grinding is now underway. There were five removals Adam Oaks couldn't get. We will ask Branch to do the stump grinding from those five trees.

Social – Sharon—Molly hosted a Witch's Brew by invitation that was fun. The Christmas Dinner is December 2 at daFrancesco's. Ruth Richards has resigned

from being the Christmas Party chair. We will need to find someone to head this activity.

Welcome – Deborah—The committee visited new people at 1660 Maple Creek Court and 1602 Boulder Court. They will go to 1671 Maple Creek Court on Thursday.

NEW BUSINESS:

- Instant Maintenance 2026 Irrigation Bid—Motion by Dana, 2nd by Norm. All approved.
- Adam Oaks 2026 Lawn Bid—Motion by Dana, 2nd by Deborah. All approved.
- Trimming of trees—Branch Tree Bid and Wendall Tree Bids—Motion to go with Branch by Dana, 2nd by Deborah. All approved.
- Snow removal bids by J's Snow Removal and Adam Oaks. Motion to go with Adam Oaks by Sharon, 2nd by Norm. All approved.
- Gutters at 1652 Boulder Court discussion. Send Adam Oaks to clean out gutters an additional time.
- Various Adam Oaks invoices approved for payment associated with lawn/grounds work orders and paying for pre-purchase of winter salt. Motion by Dana, 2nd by Deborah. All approved.

ADJOURNMENT OF GENERAL SESSION: Motion to adjourn by Sharon, 2nd by Norm at 3:02 pm. All approved.

NEXT MEETING: November 17, 2025 at 1:15 pm