

Maple Ridge Creek Village Condominium Association

Board Minutes No. 272

Monday, September 15, 2025 – 1:15 p.m.

CALL MEETING TO ORDER: 1:15 pm

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

OLD BUSINESS:

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

Approval of August Financial Statement, Motion by Norm, 2nd by Tom, All approved.

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

Board Calendar review

- Board Priorities—trimming of river birch trees, tree replacements, phase 2 of power washing
- Newsletter—add to September newsletter—send in co-owner information and emergency contacts for the upcoming directory. Inquire about getting this information from AMI since many people updated at the May Annual Meeting or new co-owners.
- Review CD renewal rates—\$25,000 in our market account will be invested in Live Oak for 4.1% for 12 months. Motion made by Sharon, 2nd by Tom, All Approved.

Path Crack Sealing—Bids were discussed. We chose to go with Rose over Midwest. Motion by Dana, 2nd by Norm. Motion passed. We will also ask about seal coating.

Bats at 1665 MCC—CJB assessment didn't confirm there were bats. Discussion on bats or mice. We will have Bat Extractors do a second assessment of this condo and the roof mate's condo. A board member will accompany the technician.

ITEMS TO MONITOR

- Update of prepaid assessments—Getting more in line. Dana will talk with a few homeowners.
- Kelly was asked to inquire what the \$0.50 charge that is being applied to co-owners, a de minimus fee that either should be eliminated or amount increased.
- Draft a policy for window treatments—tabled since Deborah was not present.

BOARD APPROVALS prior to the meeting:

- Reinvest maturing CD with First Internet for 12 months at 4%

BOARD APPROVALS:

- Branch would like to prepay for 2026 tree disease treatments and boxwoods—on hold
- Colvin Services for caulking—Tom and Sharon approved payment online, Dana approved. Payment will be made.
- Luigi Ferdinandi & Son Cement for concrete updates—Motion to pay by Dana, 2nd by Tom. Motion passed.

- Discount Pest—asked to remove the wasp nest at the peak of the garage, didn't complete it, ask them to return with an appropriate ladder to finish the job. Payment on hold.
- Instant Maintenance, Inc.—Sprinkler system repairs. Motion to pay by Tom, 2nd by Norm. Motion passed.
- Adam Oaks—Lawn service. Motion to pay by Dana, 2nd by Tom. Motion passed.
- Adam Oaks—Underground drains and pipe repairs. Motion to pay by Sharon, 2nd by Tom. Motion passed.
- Pine trees on the MCRV berm that overlooks Stoney Creek North property—Adam Oaks will clean up estimated at \$250-\$300. Motion to approve by Sharon, 2nd by Dana. Motion passed.
- Modification Request on caulk for 1874 Dunham to be funded by co-owners. Approval for request motioned by Tom, 2nd by Dana. Motion passed.
- Snow and Ice Bid—have from Adam Oaks, waiting on one more

COMMITTEE REPORTS:

Financial – Dana—A draft budget for 2026 from AMI was given to Dana. Discussion about what projects need to be included in the budget and which could come out of the reserve fund. Many of the costs are up from last year by about 10%. At the end of each year, if excess funds are achieved, the board will determine how much money to put into the reserve and/or retain in operating funds for future use.

Web Site – Sharon—Information is current.

Maintenance – Tom—Lower branches were limbed and trimmed. We don't know if the power washing was effective. It will be reevaluated in the spring.

L&B – Norm—Adam Oaks began taking plants out of DEBs. Replacements will be made in the next couple of weeks. Trees will also be removed as designated in the bid.

Social – Sharon—The concert with Scott and Larry on Thursday, August 21 was well attended. We had another concert with Stephan Pawl who played 50s and 60s music on September 11. What great talent was shared in stories and music! The picnic on Saturday, August 23 from 12-3 pm was attended by about 35 people. The Christmas Dinner is December 2 at daFrancesco's.

Welcome – Deborah via email—The committee visited new people at 1509 Ford Court and 1921 Dunham Drive. Today a visit is planned to 1660 Maple Creek Court.

NEW BUSINESS:

- Winter Tree Trimming—reach out for bids from Branch and Wendall Tree
- Stones—add to 1958 and 1964 Dunham, Adam Oaks will do the job. Motion by Dana, 2nd by Norm. Motion passed.

ADJOURNMENT OF GENERAL SESSION: Motion to adjourn by Sharon, 2nd by Norm at 2:55 pm. All approved.

NEXT MEETING: October 20, 2025 at 1:15 pm