

**Maple Ridge Creek Village Condominium Association**

**Board Minutes No. 274**

**Monday, November 17, 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 October 2025 Board Meeting, Motion by Dana, 2<sup>nd</sup> by Deborah, All approved.

Approval of October Financial Statement, Motion by Sharon, 2<sup>nd</sup> by Norm, All approved.

Open list of Work Orders- All open work orders were reviewed and have been assigned to a vendor.

Board Calendar review

- Budget—waiting for approval. Mailing of budget and directory will be mailed to co-owners upon arrival.
- Minimum Unit Insurance—wait until January when we talk with insurance agent
- CD rates will be emailed in December for Everbank.

Path Crack Sealing—Rose did a good job with the sealing, Some areas have little cracks and other areas needed a great deal of fill.

**ITEMS TO MONITOR**

- Update of prepaid assessments—Getting more in line, still four people ahead of schedule

**BOARD APPROVALS prior to the meeting:**

None

**COMMITTEE REPORTS:**

Financial – Dana— Many invoices still need to be submitted for completed work.

Hopefully, we will have an underrun for this year. For the CDs due in December in cash reserve, we will circulate an email for approval once we get the rates.

We need an understanding of the insurance. An agent will be invited to our January meeting.

Web Site – Sharon—The September minutes haven't been posted yet. Perhaps they can also post the October minutes at the same time.

Maintenance – Tom—We are done with trimming for the year. There is a tree with branches going over the road on Washington. Tom will take a picture for AMI to send to DTE.

L&B – Norm— Concern that we aren't taking off enough on the River Birch trees. Kelly will contact Branch.

Social – Sharon—The Christmas Dinner is December 2 at daFrancesco's. An email blast was sent out today for a last call on RSVPs to be given to Greg Richards.

Welcome – Deborah—The committee visited new people at 1671 Maple Creek Court and 1505 Ford Court. We will need to schedule 1941 Dunham and 1618 Boulder Ct.

**NEW BUSINESS:**

- 1694 Maple Creek Court—roof leak repaired. Dry wall repair is the responsibility of the co-owner.
- Invoices to pay
  - Instant Maintenance—sprinkler
  - Adam Oaks—tree removal
  - Adam Oaks—additional tree removal
  - Adam Oaks—gutter clean out and shrub
  - 1<sup>st</sup> Choice—crack in brick 1613 Boulder Court
  - 1<sup>st</sup> Choice—downspout at 1946 Dunham Drive
  - Colvin—caulk on front porch
  - Animal XTractors—Maple Creek Court

Motion to pay all invoices made by Dana, 2<sup>nd</sup> by Sharon. All approved.

**ADJOURNMENT OF GENERAL SESSION:** Motion to adjourn by Sharon, 2<sup>nd</sup> by Norm at 2:14 pm. All approved.

**NEXT MEETING:** January 19, 2026 at 1:15 pm