

Maple Ridge Creek Village Condominium Association

Board Minutes No. 277

Monday, March 16, 2026 – 1:15 p.m.

CALL MEETING TO ORDER: 1:15 pm

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

OLD BUSINESS:

Approval of minutes from the February 2026 Board Meeting, Motion by Dana, 2nd by Tom, All approved.

Approval of February Financial Statements,

- Financial performance through February was on track vs. budget.
- Expenses totaled \$65,000 with slightly higher snow removal expenses offset by lower insurance costs.
- Recent wind damage resulted in the downing of various trees in our community this month, but we had limited snow so far in March
- One CD matures in March with the reinvestment rate at 4.0%.
- Prepaid condo fees—We had a handful of prepayments with balances different than the current monthly fee in February. The article in the spring newsletter provided some insight into how co-owners can review their account balance for accuracy.

Motion to accept the financial statement by Dana, 2nd by Sharon, All approved.

Open list of Work Orders- All open work orders were reviewed. Most have been completed. A few are waiting for bids.

Board Calendar review

- Board Review of Financial Statements—awaiting CPA review which hasn't come back yet
- Spring Newsletter was completed and sent out.
- Policy Review—Sharon will put together a committee to review all policies. We will look especially at decks, lighting, energy, electric car charging, energy policy.
- Association tax return due 4/15—we first need the CPA review
- Review Electric Vehicle Policy—Added to policy review.
- Detention Pond—Water is very low at the moment. There is a lot of garbage that is being collected there. We will have a work order for Adam Oaks to get it cleaned up.
- Remind co-owners to water the newly installed shrubs from this past fall. Kelly will send out an email.
- Review CD renewal rates—4.0% is available at MI Bank. Motion was made to move \$54,946.00 from Live Oak to MI Bank by Dana, 2nd by Tom. All approved.

ITEMS TO MONITOR:

- Update of prepaid assessments—covered in financial report

BOARD APPROVALS prior to the meeting on email:

None

COMMITTEE REPORTS:

Financial – Dana—Taking care of the ten or more trees that toppled in the wind will likely come from the operating budget.

The newsletter alerted people how to look up their prepaid assessments.

Web Site – Sharon—Up to date. The February minutes and storm door update with photos and window treatment update will be added.

Social – Sharon—We had two tables at the monthly dinner at Detroit Grill. The March dinner had multiple issues. It may be time to seek another place. Cherie suggested Grand Tavern at M-59 and Adams where they have private space big enough for us. The men's coffee and the women's coffee are still meeting. The Christmas Dinner will be December 8 starting at 5:30 pm.

Maintenance – Tom—The clean up of the mess from the trees that fell will be done as soon as possible by Adam Oaks. The committee will do its walk around in May.

L&B – Norm—Helen Jositas and her committee will do their walk around this spring.

We are have a mulching quote for the entrance, common areas, and Developer Established Beds (DEB). We also have a quote for the 11-12 replacement trees.

Welcome –No visits were made. There are about six co-owners who haven't received a visit yet. Cherie will be the contact for the board.

NEW BUSINESS:

- Algae Cleaning—Today's Construction provided a bid for cleaning 46 buildings that appear to need the siding cleaned. Kelly will reach out for a list of the 46 buildings they plan to clean. She will also ask about cleaning bricks. Motion to cancel our existing contract with My Quality Construction was made by Dana, 2nd by Norm. All approved. We will wait to contract with Today's Construction until our questions are answered.
- Path sealing—Rose Paving filled our cracks in the path last fall. At that time the path sealing was around \$3,300. Their quote came in at \$6,762.96 to complete it this spring. Dana will look at it again to see how it is holding up. We will request another quote on seal coating and defer a decision until next month.
- Gutter Cleaning Quote—Adam Oaks provided a quote for June and November to clean gutters for condos with River Birch trees of \$1,200. Motion was made by Tom, 2nd by Dana. All approved.
- Clean up of trees that back up to Stoney Creek North—Adam Oaks will do the work for \$500.00. Motion to approve the work was made by Sharon, 2nd by Tom, All Approved.
- Mulch bids were reviewed. We decided to go with walnut for \$15,600.00. Tom made a motion to approve this expense, 2nd by Dana. All approved.
- Tree Replacements—15 trees will be planted by Adam Oaks for \$9,250.00. Motion made by Dana, 2nd by Sharon. All approved.
- Update on meeting with Presidents/Treasurers from Copper Creek and Cross Creek—Dana shared financial comparisons and the attractive look of new mailboxes with magnetic closures. They will meet together twice a year.
- Board Positions—Our bylaws state that vacated positions will be filled by the board until the Annual Meeting. Therefore, we will have three positions open for the two year term. Next year we will have two positions open.
- Annual Meeting—Queries are to come directly to AML. We will have Lynn explain work orders.
- Bills from Adam Oaks for monthly plowing \$8,855.00, salt \$1,113.00 and \$810.00. Motion to pay made by Dana, 2nd by Sharon. All approved.

- Window treatments—Modification was suggested to have the white or off-white window treatments apply to the front and side windows to be like the muntins. Motion made by Tom, 2nd by Dana. All approved.
- Storm door policy—A suggestion was made to add pictures of the approved doors. Sharon will add that to the policy.
- Do not prune list—Kelly will reach out to see if people still want to remain on the list.
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ADJOURNMENT OF GENERAL SESSION: Motion to adjourn by Dana, 2nd by Sharon at 3:26 pm. All approved.

NEXT MEETING: April 20, 2026 at 1:15 pm