

Maple Ridge Creek Village Condominium Association

Board Minutes No. 276

Monday, February 16, 2026 – 1:15 p.m.

CALL MEETING TO ORDER: 1:15 pm

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

OLD BUSINESS:

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

Approval of January Financial Statements,

- January 2026 expenses were in line with budgeted levels. Two CD's matured in January and were rebid with banks bringing our Reserve Fund balance to over \$824,000.
- MRCV insurance coverage was finalized with our agent which resulted in updated coverage and reduced our ongoing expense saving over \$4,000 this year.
- Prepaid condo assessment balance increased almost \$6,000 in January due to several additional units prepaying and one unit advancing amount for the entire year. There were 31 units with prepayment balance in January. We encourage homeowners to view their balance on the AMI website and check for overpayments.

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

Open list of Work Orders- All open work orders were reviewed. For invoices under \$500, contractors go ahead and do the repairs. We had two invoices for work from First Choice. Motion to approve by Dana, 2nd by Tom. All approved.

Board Calendar review

- CPA Review of previous year's books will happen in the next month. We will have a report next month.
- CD renewal—none this month
- Letters on insurance—in new business

ITEMS TO MONITOR:

- Update of prepaid assessments—covered in financial report

BOARD APPROVALS prior to the meeting on email:

All of our salt that was prepaid has been used with the snowy winter. Salt will now be \$371 per ton. We will pay as it is used.

COMMITTEE REPORTS:

Financial – Dana— No other new information

Web Site – Sharon—January minutes and two policies need to be added.

Maintenance – Tom—There have been some ice issues with leaks in two garages. Rich Ruggerio will continue to chair this committee. Tom Grossman will continue to help with concrete. Greg Richards will also help

L&B – Norm was going to talk with Helen Jositas about doing the walk around this spring. We are going to get a mulching quote itemized by entrance, common

areas, and Developer Established Beds (DEB). We will get a quote for the 11-12 replacement trees prior to our March meeting.

Social – Sharon—We had two tables at the monthly dinner at Detroit Grill. The men's coffee and the women's coffee are still meeting. The Christmas Dinner will be December 8 starting at 5:00.

Welcome –No visits were made since our last meeting. There are two co-owners who haven't received a visit.

NEW BUSINESS:

- Personal Insurance Minimums were discussed. Motions made to have \$280,000 for capes and \$235,000 for ranches. People should also consider their renovations, finished lower levels, bonus rooms, and personal property as they look at their policy. Motion made by Sharon, 2nd by Dana, All approved.
- Salt applications on common walk and ranch entrance at Cross Creek and Copper Creek—Both of these associations do not salt these areas either.
- Storm Door Policy MRC001—A committee met February 2 to review the possibility of adding a full view self-storing retractable storm door. A recommendation was made to add this to the policy with brass or polished brass hardware. Motion was made by Sharon, 2nd by Tom, All approved.
- Possible Policy on Window Treatments MRC042—Tom prepared a policy which was revised to have only white or off white treatments. Motion made by Dana, 2nd by Sharon, All approved.
- Reviewing the deck policy is next. It was suggested that we have some volunteers look at it to make it easier to understand.
- Service Line Insurance—This is covered by our current condo insurance policy. Co-owners need not get this insurance.
- Algae Removal Update—Today's Construction will look at our units and give us a quote hopefully before our March meeting. We are seeking an alternate to our current vendor My Quality Construction.
- Gutter Cleaning Quote will be sought for the places with River Birch trees.
- Board Position Vacated—Motion to approve the resignation of Deborah Kady made by Dana, 2nd by Tom, All Approved.
- Board Position Filled—Cherie Powell is willing to fill the remainder of Deborah's term. Motion to accept Cherie by Dana, 2nd by Sharon, All Approved.

ADJOURNMENT OF GENERAL SESSION: Motion to adjourn by Tom, 2nd by Dana at 2:52 pm. All approved.

NEXT MEETING: March 16, 2026 at 1:15 pm