

Maple Ridge Creek Village Condominium Association

Board Minutes No. 278

Monday, April 20, 2026 – 1:15 p.m.

CALL MEETING TO ORDER: 1:13 pm

Present—Kelly Terrell, Tom Grossman, Cherie Powell, Sharon Hiller, and on Zoom-- Dana Fidler

OLD BUSINESS:

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

Approval of March Financial Statements, Motion by Dana, 2nd by Sharon, All approved.

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

Board Calendar review

- Spring Mulch has been approved. We need to remind co-owners to water new plants and trees.
- Financial Statement will be shared at the Annual Meeting, then posted on the website
- First Annual Meeting Mailing and call for board candidates was sent in the mail on Friday.
- Irrigation System Opening / Back Flow Valve Testing—American Lawn Sprinkler has been working on the irrigation system. 9 of our 11 areas have been pressurized and are ready to go. The RPZ valve needs to be replaced at Washington Road and Maple Creek Ct. We will contact LPS to work on it. The city notifies us when they are doing backflow testing.
- Concrete Committee inspection—Greg Richards will ask his neighbor or Tom to help with the walk around. They will identify areas needing concrete, caulking, and lifting. A second walk with a vendor from each area will be done. We will get quotes and prioritize the work. Safety hazards will be the first concern.
- Algae Removal—We don't have a date for Today's Construction to do this yet. We will advise affected co-owners to turn on outside water.
- Review CD renewal rates will be covered in committee reports.

ITEMS TO MONITOR:

- Update of prepaid assessments—covered in financial report

BOARD APPROVALS prior to the meeting on email:

None

COMMITTEE REPORTS:

Financial – Dana—

- Michigan Community CPA submitted their review and report of MRCV 2025 Financial Information. No concerns or issues were noted. Dana will present the information at the May Annual Meeting.
- March Financial results indicate net earnings of \$36,000 which is on Budget with Grounds expense up slightly but offset by small underruns in other areas.

Awaiting the tree removal costs from Adam Oaks following the wind storm damage. Cash on hand at the end of March totaled \$96,000 and the Reserve Fund totaled \$840,000. Finances are in good shape as we enter the grounds upkeep cycle and other maintenance efforts over the next several months.

- March Prepaid Condo Assessment balance is about the same as February with only a few apparent overpayments open.
- CD matures at MI Bank on May 8. Kelly will find rates at that time. We will approve via email.

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

Social – Sharon—We had three tables at the monthly dinner at Detroit Grill. The men's coffee and the women's coffee are still meeting. Tavern on the Green is now meeting from 4:00-around 6:00 on the Maple Creek Ct. island. The Christmas Dinner will be December 8 starting at 5:00 pm.

Maintenance – Tom—Matt Wolocko will be our chairperson. The committee will do its walk around in May. Sprinklers will start up soon.

L&B – Cherie—Helen Jositas and her committee's first walk around was rained out. We are awaiting another date. Mary Beth Wolocko, Sandy von Berg, and Cherie Powell will work on this. We talked about sprucing up the entrance off Washington.

Welcome –A visit was made at 1983 Dunham. This week, a visit will be made at 1965 Dunham.

NEW BUSINESS:

- Algae Removal Update—Today's Construction's inspection gave us a list of addresses where algae was found. None of the addresses included condos that were power washed last year.
- Rose Paving Sealcoating Bid came in at \$6,762.96 to complete it this spring.
- A & R Sealcoating Bid came in at \$7,250.00.
- A motion was made by Sharon, 2nd by Tom to have Rose Paving complete the sealcoating task. All approved.
- 1868 and 1870 Dunham Drive—Motion for 1st Choice Bids for drainage was made by Dana, 2nd by Tom. All approved.
- Annual Meeting Format and order of who will speak when was discussed.
- River Birches—A review will be done with the annual walk through as we assess tree removals and the city approval processes. We are also concerned about the Austrian pines. Further decisions will be made following the committee reports.
- Instant Maintenance was purchased by American Lawn Sprinkler. The same technicians are working in our area.
- Committee to review policies—We will ask for volunteers at the Annual Meeting. We will look especially at decks, lighting, energy, electric car charging, energy policy, but will examine each policy in time.
- Bills from Adam Oaks were presented for snow removal, tree removal, and stump removal. Motion to pay these bills was made by Dana, 2nd by Tom. All approved.

ADJOURNMENT OF GENERAL SESSION: Motion to adjourn by Dana, 2nd by Sharon at 2:53 pm. All approved.

NEXT MEETING: May 18, 2026 Annual Meeting at 6:30 pm at the Calf Barn