

Maple Ridge Creek Village Condominium Association

Board Minutes No. 279

Wednesday, May 27, 2026 – 2:00 p.m.

CALL MEETING TO ORDER: 2:00 pm at the Hillers home, 1680 Maple Creek Ct.

Present—Tom Grossman, Cherie Powell, Harry Kunnath, Dana Fidler, and Sharon Hiller

NOTES TO THE NEW BOARD on basic information:

- Contracts in place
- Modification Request Process and Work Order Process
- Invoice Payment Process
- Walk arounds by Landscape and Beautification and by Maintenance Committees
- Power Washing
- Tree removal and planting
- Mulch
- Boulder Wall Repair
- Street lights
- Gutter cleaning and buried drains
- Newsletter—fully electronic within three years
- Welcome Committee
- Historian
- Items needing monitoring—violations, birch tree discussion in June

FINANCIAL INFORMATION:

- At the end of April, total expenses are slightly under budget creating a small surplus. However, a few invoices for work completed have not been recorded yet. The cost of the tree removals from the wind storm early this year has put cost pressure on spending for the remainder of the year. The Reserve Fund Balance ended April with just over \$850,000.
- Following the annual meeting, the Treasurer's report was posted to the MRVC website.
- Key Contracts and the reserve fund study were shared.
- We are getting nominal interest rate with First Citizen bank in the checking account and Money Market Account. Dana made a motion, 2nd by Sharon to invest \$40,000 in a CD now from the Money Market Account. Beginning with June contributions, we will invest in short-term CDs after reaching \$20,000 in funds not being used (about ever other month). All approved.
- Dana made a motion, 2nd by Harry to invest \$35,000 from the checking account in a 5-month CD with Citizen First or another bank. At the end of the term, use the funds to prepay next year's insurance policy to obtain the discount.

MAINTENANCE AND LANDSCAPING

- Mulch for DEB and Grounds get charged to the same budget line (DEB Maintenance). Need to assess after May financials appropriate amount to be used for DEB removals/replacement.
- Tree removal—fewer than before, Adam Oaks will put in replacements and groom the area.
- Trees along Dunham berm—Harry made a motion, 2nd by Cherie, not to spend money on it. We may limb up the trees. Two owners from the subdivision would like us to deal with the trees along our path.

- Concrete—We will get quotes and then decide what we can do that will fit the budget this year.
- Reminder that all our committees are advising the board and make recommendations. It is up to the board for the final decisions.

ELECTION OF OFFICERS

President	Sharon Hiller
Vice President	Cherie Powell
Secretary	Tom Grossman
Treasurer	Dana Fidler
Member at Large	Harry Kunnath

Tom Grossman will fill the one-year position.

RESPONSIBILITY AND LIAISONS

Modification Requests	Sharon Hiller
Newsletter	Sharon Hiller
Policy	Sharon Hiller and Cherie Powell
Historian	Tom Grossman
Maintenance	Harry Kunnath
Landscape and Beautification	Cherie Powell
Finance	Dana Fidler
Social	Tom Grossman
Welcome	Cherie Powell

MOTION TO ADJOURN was made by Dana and 2nd by Harry at 4:28 pm.

NEXT MEETING will be at AMI on Monday, June 15, 2026 at 1:15 pm.