

Maple Ridge Creek Village Condominium Association
Board Minutes No. 280
Monday, June 15, 2026

CALL MEETING TO ORDER 1:14 PM

Present- Kelly Terrell, Sharon Hiller, Cherie Powell, Dana Fidler, Tom Grossman and Harry Kunnath

OLD BUSINESS

Approval of minutes from the May 27, 2026 Board Meeting – Motion by Dana, second by Harry, all approved.

Approval of April and May financial statements- Motion by Dana, second by Sharon, all approved.

Open List of Work Orders- All open work orders were reviewed. Most had been completed but not billed. One was re-characterized as a Modification Request and three others will be addressed as part of the Landscape inspection report.

Board Calendar Review

- >Committee inspection reports being completed
- >New Board Member orientation completed during Meeting of May 27
- >Gutter cleaning quote has been approved
- >Buried drain cleaning done in 2025 and next cleaning planned for 2027
- >Newsletter is being developed

ITEMS TO MONITOR

- > Update on prepaid assessments- will be covered as part of Financial committee report

BOARD APPROVALS PRIOR TO MEETING BY E- MAIL

- > None

COMMITTEE REPORTS

Financial- Dana:

- >Total expenses through May are over budget by \$17,000- due mainly to the cost of removing trees damaged by the March windstorm, higher grounds expense associated with mulch, and additional irrigation repairs.
- > Maintenance committees have almost completed property and landscaping reviews which will lead to notifications to co-owners on maintenance assessments as well as determine DEB landscaping modifications for our properties as well as concrete repair recommendations. The committees feedback will help determine maintenance plans over the next few months.
- > Two CD renewals later in June will be reinvested at best rates available.
- > Account of prepaid condominium fees is looking better at the end of May, with only a few potential over-payments outstanding.

Web Site- Sharon

Site is up to date

Social- Tom

Tavern on the Green concert scheduled for Friday, June 19. E-mail has been sent by Kelly.

Maintenance- Harry

The Maintenance Committee report will be submitted shortly. Irrigation is temporally suspended because of recent rain events. Two rain sensors may be suspect- we will add possible repair/replacement to next contractor repair visit.

Landscape- Cherie

The Landscape Committee has completed their inspection, and the results are being organized so that contractor RFQs can be prepared. Some City trees are in need of trimming- we will determine if volunteers can do the work.

Welcome-Cherie

No new meetings to report

NEW BUSINESS

>Dana suggested that we develop “mission statement” documents which identify the scope of Committee responsibility. Cherie and Helen Jositas will develop a draft for Landscape, Tom and Harry will do the same for Maintenance. Cherie and Tom will work with Donna DeGennaro to create a statement for Welcome.

>Dana and Tom submitted worksheets that ranked the condition of lawns with River Birch trees. The Board will reach out to our contractors (Branch, Country Club and Adam Oaks) to determine if recovery is possible without the need for tree removal. Two or three selected locations will be identified.

> Sharon reported on the first “Policy Committee” meeting and submitted a proposed revision to Policy MRC010. Motion to approve the revision made by Dana and second by Cherie. All approved

> Adam Oaks quote to “limb up” 12 trees along the path and Minors Run was discussed. Decision was made to pass on doing this work, but to consider total removal of two or three of these trees that show the most decline. Tom and Dana will identify candidates for an RFQ.

>Tom submitted a list of locations for possible Winter trimming at the back of units. An RFQ will be prepared for Branch.

> An Adam Oaks quote to purchase/install “blowout elbows” at buried drain locations was discussed. The Board has mixed feelings about the appearance of these elbows, and no action was taken on the proposal.

> A co-owner request for gutter clean at the back of a specific unit was reviewed. This work will be added to Adam Oaks first gutter cleaning this year.

ADJOURNMENT OF GENERAL SESSION- Motion by Dana, second by Cherie at 3:05 PM. All approved.

NEXT MEETING : July 20, 2026