Maple Ridge Creek Village Condominium Association
Board Minutes No, 281
July 20, 2026

CALL MEETING TO ORDER 1:15 PM
Present- Kelly Terrell, Sharon Hiller, Cherie Powell, Dana Fidler and Tom Grossman

OLD BUSINESS
Approval of Minutes from June 15 Board Meeting- Motion by Dana and second by Tom. Approved by all

Approval of June Financial Statement- Motion by Dana and second by Sharon. Approved by all

Open List of Work Orders- All open work orders were reviewed and status updates were applied.

Board Calendar Review
Maintenance Committee Report -to be discussed under new business
Fall/Winter Tree Trimming- Quote to be reviewed under new business
Contracts for Landscape, Pest Control and Snow Removal- Waiting for contractor responses
CD Renewals- Part of financial rep

COMMITTEE REPORTS
Financial- Dana
First half total expenses were $247,000, which was equal to the first half budget. Administrative, utility and insurance expenses are slightly lower than budget, with ground expenses over budget from the wind storm tree removal, higher DEB mulch and irrigation costs. Several maintenance items budgeted in the first half have moved to July/August spending which will negatively impact the results. Second half costs typically run higher due to fall maintenance spending. Total year costs are back on track to slightly exceed budget.

Two reserve fund CDs were renewed in June and another short-term CD was set up with operating cash. This was done to improve our cash management performance on idle checking account funds. With investment rates declining, looking to invest smaller amounts to obtain higher interest income. Overall, the Reserve Fund total was $874,000 at the end of June with upcoming project spending expected in the third quarter

Prepaid condo fee balance at the end of June totaled $12,000 with only a few potential overpayments outstanding. Account is in great shape.

Web Site- Sharon
Site is up to date

Social- Tom
The Summer picnic will be held from12:00 noon 3:00PM on Saturday, August 22. There will also be a 4:00 PM musical event at the August 20th "Tavern on the Green" gathering. E-mail reminders will be sent in early August.

Maintenance -Harry
Maintenance reports are being reviewed. Letters have been sent regarding issues that represent a co-owner responsibility. Work orders will be issued to contractors when necessary Some tasks may be handled by MC volunteers.
Algae removal at units on Ford Ct., Boulder Ct. and the South side of Dunham is planned to take place within the next two weeks.
Sealcoating along both paths is scheduled for early August.

Landscape- Cherie
The DEB landscape report is complete, and the Common Area tree evaluation should be finished within the next week. We will review needed work with our contractor and request quotes prior to the August Board Meeting.

Welcome- Cherie
Committee volunteers met with new neighbors Joe and Jerrilynn Jacob at 1618 Boulder Ct.

NEW BUSINESS
>Cement replacement quotes from Ferdinandi Cement and Caulking from Colvin Services were reviewed. Motion to approve quotes from Dana with second by Cherie. The total cost of $31,885 was $8,115 less than the approved budget.
>A listing of all units with approved paver patio areas was reviewed. Dana motioned that, because of consistency and liability issues, all co-owners who have these patio areas should be required to sign the existing Waiver and Release of Liability form. Second by Sharon and approved by all,
> A quote from Branch Tree to trim a specific list of trees at the back of units was reviewed. Motion to approve by Dana, second by Sharon and approval by all. The work will be scheduled for the coming Winter- soil testing quote was not approved.
>A quote from Animal Extractors to seal critter access areas at a unit was reviewed, and the decision was to obtain a competitive quote from a general contractor.
>A quote from Critter Control to set a live trap was discussed. An earlier live trap had been set in a nearby location, and the Board decided to monitor this situation.
>The Birch Tree issue was reviewed. Dana presented a draft of a possible framework for the management of our Birch Tree inventory. As a first step the Board elected to have an Arborist conduct a community- wide evaluation of Birch Tree health. In addition, RFQs will be prepared to include the cost of Birch Tree removal, ground restoration and replacement planting,
> Policy Committee proposals for modifications of Policy MRC003A, MRC003B and MRC003C were reviewed. Minor changes were made to MRC003A,. Sharon motioned to approve the 3 revised Policies. Second by Cherie and approval by all,
>Maintenance letters to co-owners were discussed. The Board will ask the Committee Chairs to draft an outline of Committee responsibility as they see it. The Board will then review the purpose and charter of each Committee, including areas of possible overlap.
>A visual from Harry Kunnath to consider an additional entry sign on the East end of Dunham, along with updates to the Washington Road entrance was presented. These ideas will be discussed at a future Meeting.
>Drainage complaints were discussed. Dana offered that some of these may not be related to blockage within the gutter or buried drains, but rather to a unit's elevation which brings storm water from a large roof area into a small section of gutter. Tom reported that our roofing contractor offered the same opinion during the roofing project in 2015.

ADJOURNMENT OF GENERAL SESSION
Motion by Dana and second by Cherie at 3:15 PM