

MRC Villager

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION

FALL 2026

COMMUNICATIONS

ALL communication, including questions and requests for maintenance and exterior modifications must be sent to:

Association Management, Inc. (AMI)
47200 Van Dyke; Shelby Twp., MI 48317-3376

MRCV Manager: Kelly Terrell

kterrell@amicondos.com

Lynn Burns workorders@amicondos.com

Phone: 586-739-6001 . . . FAX 586-739-6006

Modification Request Forms MUST be submitted

to AMI for Board approval before changes are made to the exterior of your unit.

Forms can be found at our website:

www.amicondos.com/mapleridge

Board of Directors

President: Sharon Hiller

Vice President: Kathy Pappageorge

Secretary: Tom Grossman

Treasurer: Dana Fidler

Member-at-Large: Harry Kunath

Board meetings are usually held on the third Monday of the month at AMI.

The first 30 minutes are reserved for up to five co-owners (5 minutes each) to share concerns, information, and ways to improve our community. Please notify Kelly Terrell at least the week before the meeting if you wish to address the Board.



Welcome to the Community

Donna DeGennaro organized several of these important Welcome Committee visits this summer. Along with Committee members—Marilyn McGahey, Sharon Hiller, and Tom Grossman—visits were completed with the following new neighbors:

Joe and Jerrilynn Jacob at 1618 Boulder Ct.
Charlie and Liz Sidner at 1644 Boulder Ct.
Bob and Judy Franklin at 1648 Boulder Ct.
Tom and Karen Oakes at 1685 Maple Creek Ct.

When you see any of these folks please take a moment to introduce yourself and welcome them to the Maple Ridge Creek Village



River Birch Update

The board has been working with Jeromy Lee, arborist with Branch Tree who sprays our trees, to get an evaluation of our river birch trees. With the data we are given, we hope to make a plan to care for them or make decisions on how to take them out. One of our river birch trees seems to be diseased with the leaves in a different color. This may be the first of our big trees to be taken down. We know this will be a big job since there are many roots near the surface of the ground. We will continue to update you as we have more information.

A WELCOMING COMMUNITY AND A GREAT PLACE TO CALL HOME



Caulking & Concrete

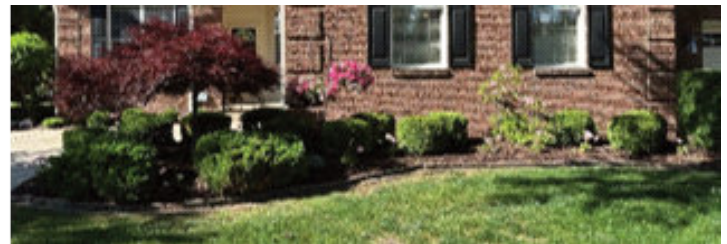
The barriers are gone and the work completed! Vendors were out in August to seal the cracks in our driveways and replace damaged driveway pads. These efforts will contribute to extending the life of our driveways. Over the last 5 years, MRCV has spent over \$180,000 maintaining our driveways to ensure a safe environment to our co-owners.

The sidewalks and road gutters are the responsibility of the City of Rochester. We have noticed quite a few units need maintenance. We have written to the City to inquire about the maintenance plans for our community and are awaiting response.



Developer Established Beds (DEBs) Update

We appreciate co-owner patience as the plans for the removal and replacement of DEB plantings. Plans call for installing almost 60 shrubs in our community. Plans include boxwoods, globe arbs, inkberry holly bushes, and others. With the storm damage, we have decided to postpone the work until the spring.



Owner Maintained Beds (OMBs)

Several residents have chosen to add flowers and shrubs around their condo beyond the developer established beds in the front. While it enhances the look of the condo, it is the responsibility of the owner to maintain it. Weeds grow fast! Grass creeps into areas quickly. It seems we need to keep up with it every month. As we age or have health challenges, it is sometimes hard to keep that up and we may need to get help to do that. Hiring it out to some teenagers or younger people is one way to get the job done. If you need a little more help, there are many landscapers who will do that for a price. Thank you for maintaining your area.



Weeds

Weeds creep in under the deck and in the pavers. It's too bad the deer would rather eat our flowers than our weeds. Getting them out at the root can be tough. Weed killer is helpful.

A WELCOMING COMMUNITY AND A GREAT PLACE TO CALL HOME



Policy Updates

The Policy Committee has met six times since May to review our MRCV policies. So far we have read through 28 policies, making minor changes in wording to many of them to make them read more easily. A few policies were merged. Some were separated. Four remained untouched.

The policies for Developer Established Beds (DEB—front of condo) and the Owner Maintained Beds (OMB—side and back of condo) were separated. The biggest change is the elimination of ground cover. We realize this will take diligence for a few years in order to get the roots out. Ground cover can really take over if not managed well. A list of suggested plantings will be added to the OMB policy. As a reminder, plantings around the deck may not exceed rail height.

The deck policies and paver policies have a few more steps including sharing the policy with the contractors to ensure they follow the plan. Samples of the deck or paver materials must be shared with the board for approval. Deck replacements require a maintenance representative to be involved at the beginning and partway through the process to answer questions and check on compliance. We attempted to make it clear when a permit from the City of Rochester is required.

Grills may be kept on the deck or paver patio. It has come to our attention that having grills on the porch landing is quite close to the condo walls, so that is no longer allowed. The alternative is to keep the grill in the garage and pull it out when in use.

Many thanks to the Policy Committee for their diligent work and to the board for their input on the policies that have been suggested and changed.



Concert on the Green

Once more this year Scott McCarthy and Larry Aubuchon entertained us with a great concert on Thursday, August 20 at the Tavern on the Green. Both men are talented musicians who play guitar and sing a wide variety of songs. As you can see from the photo, they have several different instruments. Many residents sang along with them from our seats. It was a fun afternoon!

We are happy to have Scott and his wife, Kate, as MRCV residents for the second time.



**FALL
IS
FULL
OF
COLOR**

Don't be in a hurry!

This is a reminder that our speed limit within the community is 25 MPH. Remember to go slowly to keep all people safe.



A WELCOMING COMMUNITY AND A GREAT PLACE TO CALL HOME



Have you been walking the community path lately?

Although summer is coming to a close, you can still enjoy the outdoors by walking our community's path. In August, the MRCV portion was sealed which will give us more years of enjoyment.

The path around our community consists of a section boarding the northern part of Washington, behind Boulder Court to Dunham. And a section off of Dunham around the rear of some units to the southern part of Washington. Walk the entire circle and you will have about 1.1 miles or 2,300 steps toward your daily goal.

The fall is a great time to get out and get some exercise on the path and meet fellow walkers. Enjoy the changing color on the trees across our wooded areas and maybe see a few animals in Ford Woods.



Outdoor lamps refreshed

MRCV volunteers were out this summer refreshing and cleaning our outdoor lamps. With tooth brush, a rag, and cleaning solution the volunteers inspected the garage area and entry way lamps. They are sparkling again and many thanks to the volunteers who spent time keeping our community looking bright.



Lights on the back deck

If you wish to replace the light attached to the condo on the back deck, you may replace it with a light similar in appearance. Other lights on the deck railings are not allowed according to our bylaws. Lights are allowed in an awning over the deck.

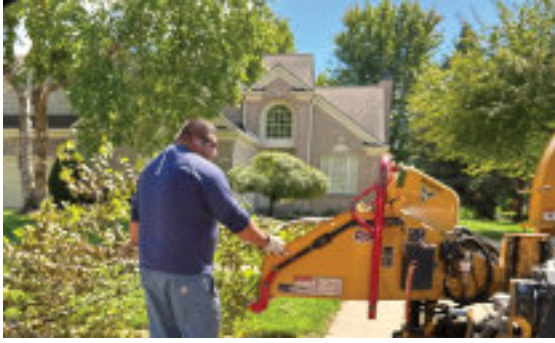


A Reminder of the Rules

If contemplating any improvements inside or outside your condo, start by checking the MRCV webpage at www.amicondos.com/mapleridge. The bylaws and policies generally tell what approvals and paperwork you need. The City of Rochester has code requirements for electrical, plumbing, decks, and other alterations that may require permits.

If you are doing any changes on the outside of your home, please check the policies. Many changes require an approved modification request before any work can be started. The board tries to turn those requests around within a few days. If you are using a contractor, make sure to include their insurance certificate and as much information as possible about the change so the process isn't slowed down.

A WELCOMING COMMUNITY AND A GREAT PLACE TO CALL HOME



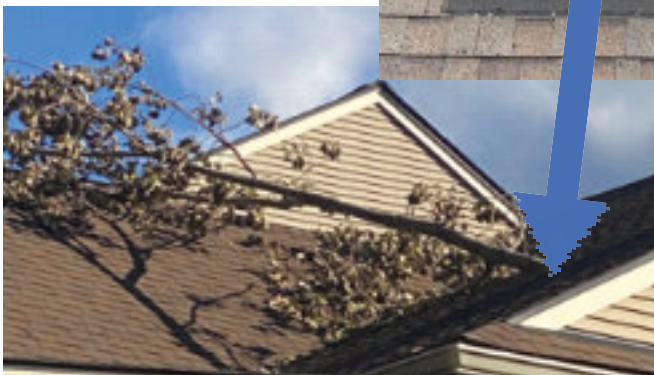
Treasurer Report

August year-to-date Revenue was at budget levels. Year-to-date Expenses totaled \$360,000 vs a budget of \$321,000 or 12% over budget. Grounds expense exceeded the budget by \$29,000 due largely to March storm expenses and higher irrigation repairs. Maintenance expense surpassed the budget by \$17,000 due to timing of driveway caulking billing vs budget. The year-to-date deficit should narrow during the remaining months of the year, but a small overall deficit is still likely.

The recent wind storm downed more than 45 trees in and around our units as well as the walking path. Adam Oaks has been working diligently to cut down and remove debris, however finishing the work across our community will roll into October before all trees and stumps are removed. This effort along with the repair of several units that were damaged will result in a significant unbudgeted cost. The extent of this cost is still being assessed as the cost of the clean-up begin to roll in. Given the additional efforts by Adam Oaks, some of our fall project activity will likely be delayed until spring.

Live Oak CD maturing on 9/17 was placed in First Citizen MMA to assist in covering storm related costs.

Dana Fidler - Treasurer



Women's Coffee



Men's Breakfast



Social Calendar

Weekly Men's Breakfast-

Wednesdays 9:00 AM at Kerby's Koney,
25 Mile and Dequindre

Weekly Ladies Coffee-

Thursdays 9:30 AM at Panera,
Livernois South of University

Weekly "Tavern on the Green" when the weather is 60 degrees or higher-

Thursdays

4:00 PM
at the Maple Creek Ct. Island

Monthly Dinner-

2nd Tuesday of every month at 5:00pm (except
December)

at The Detroit Grill House,
55161 Shelby Road, North of 25 Mile

Summer Picnic-

Saturday, August 28, 2027 from 12:00-3:00 pm
at the Maple Creek Ct. Island

Christmas Season Dinner-

Tuesday, December 8 at 5:30 PM at
daFrancesco's Restaurant



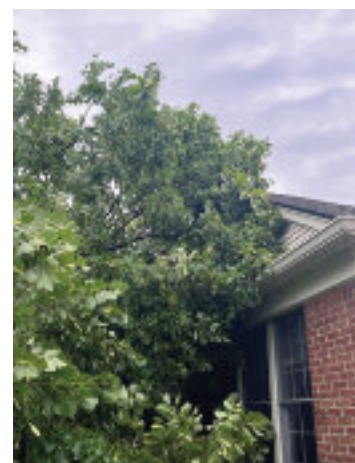
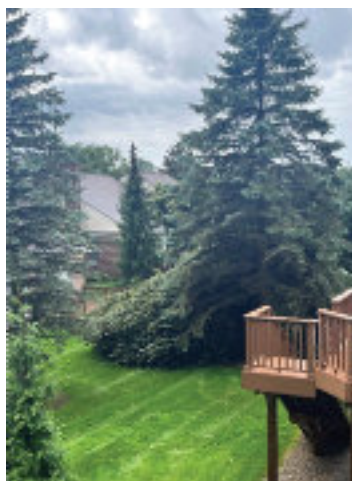
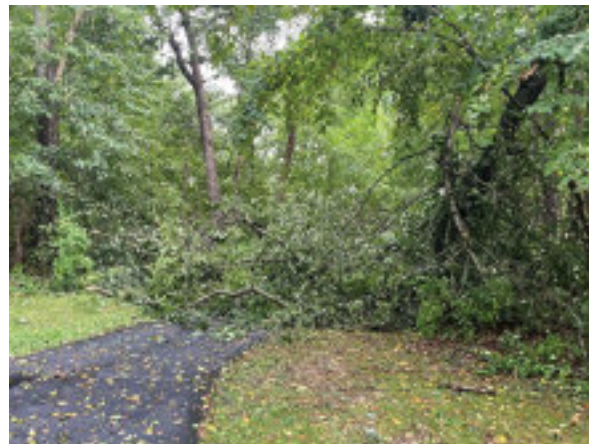
Storm on September 3, 2026

Our community experienced a lot of damage from the strong, straight-line winds that came along with the rainstorm on September 3, 2026. We had about 45 healthy trees uprooted and about 10 more trees lose big limbs. Six homes had trees or limbs on their roofs. Only one tree limb penetrated the roof and caused extensive water damage to the interior of the condo. There were shingles, gutters, and shutters affected by the storm.

Originally, the board planned to submit this to our insurance company. With a \$10,000 deductible, we thought we could at least reclaim \$10,000 for outdoor issues. However, we found that trees aren't covered in the policy, just buildings. After getting estimates for the damages to our condos, we realized that our repairs would not be going over the deductible.

The Adam Oaks team has been working diligently to clear up the downed trees. They were here on the day of the storm to get the trees off the roofs. They cleared the path so people could walk on it. It was amazing to see all the limbs from deciduous trees and evergreens lining the streets. Within a week, the clean up of the limbs was started. All the leaning trees were taken down by our board meeting. The stumps still remain. They will be worked on in a couple of weeks. The team is trying to catch up on some other projects that were slated for September.

Once the stumps are cleared, the board will start looking for places that need to have trees replaced. We want to make sure we keep our community looking good so there will be a few replacements.



A WELCOMING COMMUNITY AND A GREAT PLACE TO CALL HOME



Holiday Dinner Gathering

Please save the date of December 8th when we will gather in the evening at da Francesco's Restaurant in Shelby Township for a special holiday dinner together, starting at 5:30 with social time and dinner at 7:00. Reservations and payment will be required ahead of time. Please watch for the information to be shared with you in the box below your mailbox..



MRCV Picnic

On a rainy August 22, about 40 people gathered at Molly Morrison's home for our MRCV annual picnic. We had two tents set up in the driveway. The rain kept some people away, but the brave people who attended enjoyed good food and conversation. The sprinkles came down intermittently. For a few moments, we even saw the sun. Thanks to Liz who figured out how to keep the garage light on, to Molly for her gracious hospitality, and all who made the day a pleasant one.



Winter Preparation



Here are some early reminders as you prepare for the inevitable arrival of colder weather.

Through the summer, we keep waste containers off of sprinkler heads. By the end of October we would make the opposite request- try to position your containers on the grass areas to make snow removal possible on driveways.

We have been told that our outside faucets are designed to be self-draining, but as an additional precaution you might also elect to shut off the water to these faucets by turning off the controls at your lower level. If you do that, the outside faucet should then be left in an open position.

If ice sometimes forms on your front steps, it might be a good idea to keep a container of an ice melt product handy for the steps.

The end of daylight savings time can be a reminder to change the batteries in your smoke detectors. Remember too that the National Fire Protection Agency advises that the detectors be replaced every 10 years. Most of our units have detectors that are powered by both battery and house current, so you may choose to have replacements done by a licensed contractor.

Refrain from storing anything under your decks such as BBQ grills, flower pots, unused bags of top soil etc.. This storage is unsightly, attracts critters, and is prohibited in our Bylaws.

Remember to replace the pad on your humidifier and change over to "winter" settings.



Stephan Pawl's Concert June 19

The first concert this year was shared by Stephan Pawl, the director of music at St. Andrew's Catholic Church. He shared music on the keyboard with background music. Because he also plays in a cigar bar and other places, he has a lot of interesting stories he interjects between songs sometimes. The people gathered enjoyed singing along. The snacks provided by a few neighbors added to the event. Thanks to all who contributed funds and treats. Thanks to all who attended!

4th of July Picnic

For the third year in a row, an Independence Day gathering was held on Maple Creek island with a cookout and potluck. Molly Morrison and Gayle Suddick were the organizers, and about 40 attendees all signed up to bring picnic "essentials". Gayle and Molly provided the burgers and hot dogs, while Ken Suddick did the grilling. Mike Lawless added fun music to the event. After eating and having a time of fellowship, we saw the rain coming and got cleaned up in 15 minutes before the sky opened with a vengeance. Thanks to all for moving quickly. It was a great gathering!



WELCOMING COMMUNITY AND A GREAT PLACE TO CALL HOME



Trees—Dead or Diseased and New

You will notice some changes in the community this fall or spring as a number of dead or diseased trees are removed. We had contracted with Adam Oaks to remove 27 trees and not one of them came down in the storm!

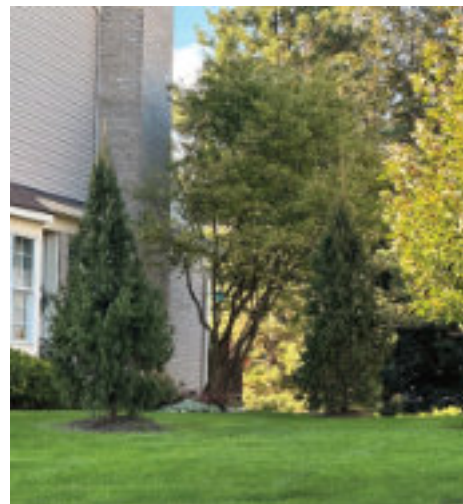
This year's effort was combined with next year's Reserve Tree Removal and Replacement project to enable a more efficient use of resources and take advantage of good pricing.

Adam Oaks planted several trees recently. We will appreciate co-owner assistance to ensure new trees are watered through the fall and then into next year. There has been good success in retaining the trees and we want to continue that track record with this year's plantings.

With the many trees we lost in the storm, several people have expressed a desire to plant another tree at their own cost. If this is your desire, please submit a modification request form.

Adam Oaks and Branch have suggested these trees would survive best in our community:

- Douglas Fir
- Montrose Charm Spruce
- Black Hills Spruce
- Green Giant Arborvitae
- Bare Root Red Maple (Firefall or Autumn Blaze)
- Red Pointe Maple
- Autumn Glory Maple
- Serviceberry
- Japanese Tree Lilac





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.



Page 2 of Board Meeting Minutes from June 15, 2026

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.

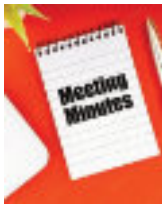
> An Adam Oaks quote to purchase/install “blowout elbows” at buried drain locations was discussed. The Board has mixed feelings about the appearance of these elbows, and no action was taken on the proposal.

> 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





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 Tom. 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 from 12:00 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 continues. 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.



Page 2 of Board Meeting Minutes from July 20, 2026

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 3:27 PM





**Maple Ridge Creek Village Condominium Association
Board Minutes No. 282
Monday, August 17, 2026**

CALL MEETING TO ORDER 1:13 PM

Present – Kelly Terrell, Sharon Hiller, Dana Fidler, Tom Grossman and Harry Kunnath

OLD BUSINESS

Approval of Minutes from July 20 Meeting- Motion by Dana and second by Harry. Approval by all

Approval of July financial statements- Motion by Dana and second by Sharon. Approval by all

Open List of work orders- All open work orders were reviewed and status updates applied as needed.

Board Calendar Review

>Adam Oaks memo regarding snow/ice removal was discussed. A full quote will follow

>Directory article will be included in the September Newsletter.

>CD rates are included in financial report.

Board Approvals Prior To The Meeting

Invoices from Done Right and Critter Control

Committee Reports

Financial- Dana

>Dana reported the following: Expenses through July totaled \$289,000 which was \$6,000 or 2% higher than budget. Our grounds expense continues to outpace the budget- up 14%. All other cost categories are slightly below budget through July, helping limit the overall negative budget impact. There are a few grounds and maintenance projects yet to be implemented as we work to finish them by September. Overall, expenses continue to pace close to budget levels with more than half of the year now behind us.

>CD status was reviewed, and Dana suggested moving those maturing in September to a new bank in order to improve the return percent. Motion by Harry and second by Sharon. Approval by all.

>Dana presented a summary report which provided detail on all major vendor contracts.

Web Site- Sharon

Site is up to date

Social-Tom

Kelly will send e-mail reminders for the August 20 "Tavern on the Green" musical event and the August 22 Summer picnic.

Maintenance- Harry

>The first phase of the algae removal project has been completed. Rinsing of the treated areas will follow.

>Caulking has been completed at 66 units. Approved areas for cement replacement will be marked, with work scheduled within the next month.

>Rose has completed the seal- coating of both paths.

>Maintenance Committee volunteers have applied a product to refresh the appearance of all carriage lamps





Page 2 of Board Meeting Minutes from August 17, 2026

Landscape- Tom

- >An RFQ was submitted for removal/replacement of DEB plantings. The vendor quote is included under New Business.
- >An RFQ submitted for tree removals/replacement in Common Element Areas. The vendor quote is included under New Business.

Welcome- Sharon

Committee members met with the following neighbors:
Tom and Karen Oakes- 1685 Maple Creek Ct.
Rob and Judy Franklin- 1648 Boulder Ct.

NEW BUSINESS

- > The condition of City common walks and gutter pans was discussed. Dana will contact the City of Rochester to obtain repair schedule information.
- > Dana reported damage to the mailbox at 1639 Boulder Ct. Tom has replacements and will contact Today's Construction regarding the street address plate.
- > The list of units which have paver patios was reviewed. AMI will mail the approved waiver letters to those addresses.
- > Bid from Discount Pest Control to provide exterior treatment in 2027 was reviewed. This was tabled as we need to get complete information.
- > Response rate from co-owner maintenance letters was evaluated. A second "friendly" reminder will be sent by AMI to those who have not responded.
- > Kelly spoke with American Lawn Sprinkler about their willingness to install Association-supplied sprinkler heads as part of system start up repairs. The response was positive, but because of the change from Instant Maintenance to American Lawn Sprinkler, Kelly will address the subject again when the 2027 vendor bid is received.
- > New Policy MRC003D was discussed and 2 additional modifications were suggested. Motion to approve the new Policy with the modifications by Tom and second by Dana. Approved by all,
- > An Adam Oaks listing of recommended trees and shrubs was reviewed. An additional listing has been requested from Branch Tree. When received, the combined listing will be added to the MRCV web-site.
- > Dana worked with all of the Board and Committee input to develop lists of Committee Charters for the use of both the Board and Committee Chairs. He requested Board input and suggestions regarding Chairpersons, Board Liaisons and possible Committee consolidation.
- > Adam Oaks quote for 2 tree replacements- Motion by Sharon and second by Dana. Approval by all.
- > Adam Oaks quote for 3 tree replacements- Motion by Sharon and second by Tom. Approval by all.
- > Adam Oaks quote for 31 tree removals in Common Element Areas- Motion by Dana and second by Harry. Approval by all.
- > Adam Oaks quote for DEB removals/replacements and 30 units- Motion to approve by Harry. Second by Dana, with stipulation that timing of the work would be based on his further evaluation of 2026 expenses. Approval by all based on this condition.
- > Branch Tree proposal for River Birch evaluation was discussed. Kelly will request a consolidation of assessments to focus only on those areas which can be objectively considered. Motion to approve the cost by Dana and second by Sharon, Approval by all.



ADJOURNMENT OF GENERAL SESSION- Motion by Dana and second by Sharon at 3:55 PM.

NEXT MEETING- September 21, 2026