

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

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 new 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 Todays 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