Maple Ridge Creek Village Condominium Association
Board Minutes No. 283
Monday, September 21,2026

CALL MEETING TO ORDER 1:23 PM
Present- Kelly Terrell, Sharon Hiller, Harry Kunnath, Dana Fidler, Tom Grossman and Kathy Pappageorge

OLD BUSINESS
Approval of Minutes From August 17th Meeting- Motion by Sharon and second by Tom. Approval by all.

Approval of August financial statements- Motion by Dana and second by Tom. Approval by all.

Open List Work Orders- All open work orders were reviewed. Tom will inspect and make recommendation regarding the Spruce/Poplar tree along Washington Road. Harry will examine address plaque on Dunham Dr.

Board Calendar Review- Newsletter is being developed. CD renewals to be discussed during financial report.

BOARD APPROVALS PRIOR TO THE MEETING
Storm damage recovery work orders to Adam Oaks and 1st Choice were discussed. Motion to approve 1st Choice $4677 invoice by Dana and second by Kathy. Approval by all.

COMMITTEE REPORTS
Financial- Dana
Dana reported that 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 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. Driveway concrete repairs have been completed and DEB maintenance will begin in late September and early October. Year to date deficit should narrow during the remainder of the year as spending and budget align, but a deficit for the total year is likely. Dana suggested using credit unions to obtain better interest returns and Kelly suggested Genisys Credit Union. Dana motioned to move some maturing CD funds to Genisys. Sharon and Dana will be listed as approved signers. Second by Tom and approval by all.
Dana presented a listing of planned 2026 Spending from both the operating budget and reserve fund and provided current assumptions as to 2027 expenses. The Finance Committee will be scheduled to meet prior to the October Board Meeting.

Web Site- Sharon
Current Policy revisions have been posted to the Website.

Social- Tom
First notice of the 2026 Holiday Dinner has been delivered to co-owner newspaper slots.

Maintenance- Harry
Storm clean-up continues, and response from Adam Oaks has been excellent. Carriage lamp refreshing is complete and results with the new product has been encouraging.

L&B- Tom
Volunteers have sprayed weeds under raised decks. Tom reported that the current DEB process has typically resulted in final removal/ replacement approvals after it is too late for safe planting. He suggested that the currently approved removals/replacements be moved into the early spring of 2027. Dana motioned to revise the current DEB process-inspection would take place in late Spring, with RFQs and Board approvals planned for late Summer and Fall. Removals and replacements would then be scheduled for early Spring of the following year. Second by Harry and approval by all.
Dana asked if we could assess the need for future tree removals for budgeting purposes Joe Jacob has offered to Chair the new Tree Committee, and Tom will work with Joe in response to this request.
Kathy Pappageorge has agreed to become Board liaison to the L&B Committee and will reach out to Committee Chair Helen Jositas.
Irrigation water shut down is scheduled for September 28.

Welcome-Sharon
Committee members met with the following new co-owners:
Charlie and Liz Sidner- 1644 Boulder Ct.
Joe and Jerrilynn Jacob- 1618 Boulder Ct.

NEW BUSINESS
>The 2026-27 contract from Discount Pest Control was reviewed. Motion to approve by Dana and second by Sharon. Approval by all.
>Maintenance Committee Letters- Sharon reported a substantial improvement in co-owner responses.
>Branch Tree list- a list of recommended trees and shrubs has been received from Branch Tree. This will be combined with the earlier response from Adam Oaks, and the combined list will be added to Policy MRC003D.
>Storm Cleanup- Adam Oaks invoices for path clearing and 1st Choice invoice for repairs to buildings were approved. Invoices for tree and stump removal will follow.
>Policy Review- Committee recommendations for revisions to the following policies were reviewed: MRC004, MRC005, MRC015, MRC016, MRC019, MRC027, MRC037, MRC040, MRC008A and MRC008B. Motion to approve changes by Dana, second by Harry. Approved by all.
.> Arborist Update-Kelly will contact Jeremy at Branch for information as to when he plans the River Birch evaluation.
>Invoice Approvals- Dana made a motion to approve invoices from Rose Paving, Adam Oaks, Ferdinandi Cement, Today's Construction and 1st Choice. Second by Tom and all were approved.

ADJOURNMENT OF GENERAL SESSION-Motion by Dana and second by Harry at 3:13 PM.