

Minutes of the Village Condominium Association Annual Meeting held October 8, 2024.

The annual meeting called to order at 6:30 by President MacDonald. Co-owners were greeted with donuts and cider as they entered Life Stream Church (the Hub) on Lake Michigan Drive. (44 co-owners in attendance)

President MacDonald

Welcome new co-owners since 2023 Annual Meeting:

New owners:

Bob and Marianne Groot	11404 Ripple
Renter: Jean VanHouten	
Doug and Meribeth Buys	6163 Pebble
Gary and Michele Stroven	6157 Pebble
Avery Conely	6134 Pebble

For information only:

11397 Pebble (i.e., Dave Arendson's) will be going up for sale this coming weekend. If there are known interested parties, we do maintain a list of individuals that we contact when a condominium goes up for sale. Let S. MacDonald if anyone you know might be interested.

Minutes of the Annual Meeting Oct. 3, 2023, not read since they were distributed ahead of time for co-owners to read. Motion by K. Hovingh, second by B. Merchut to accept as presented. Motion approved.

President's Report:

No Change in Dues for 2024/2025 year. This marks the third consecutive year that no increase has occurred, New Contract for lawn care and snow removal for three years approved by the Village Board: Zehns

Election of new board Members: there are three open positions, currently only two people running for three-year terms: Scott Hevelhurst and Gary Oom. Reminders for nominations sent via Newsletter and posted in minutes on website. According to the By Laws the board must comprise at least five co-owners.

Motion by C. Gulker, 2nd P. Roon to fill two of the positions. Approved by Co-owners in attendance. New board members welcomed to the board and thanked for their interest.

If anyone is interested in the third position, please let S. MacDonald know, so the board can act.

Additional items:

- Beginning with our West border property to 64th Avenue. will soon become a housing project. Plan proposes two duplexes and fifty-nine single family units. S. MacDonald stated that condominiums need a buffer/berm to diffuse noise and limit view. This development requested the township to build roads within the project area.
 - Several questions arose about zoning. S. MacDonald the plan is congruent with Township plans.
- Two more possibilities from Township: possibility of a bike path and a stop light on 60th Avenue and Lake Michigan Drive (due to increase traffic from the two Dew Point properties).
- S. MacDonald, this summer asked two separate groups of children to leave – fishing is prohibited in either pond for non-residents.
- There was one situation occurring where someone was camping out in trees behind the library.
- K. Hevelhurst asked: is there going to be a playground built behind the library? S. MacDonald stated not currently in the plans.

- B. Knott questioned our "skunk situation". S. MacDonald discussed the problem— skunks have dug up many lawns on the north and south side of the pond, primarily in the front yards. Tru Green treated grubs in the spring, however they will be returning. There are other condominium complexes that have the same issue.

Financial report presented by R. Malone (on website as shown on large screen)

- The loan for roads paid in full this year.
- Eight decks completed this year and ten scheduled for next year (i.e., floor, rails, and spindles due to age and code requirements)
- 18.9% of monthly income to be transferred in long term reserve (LTR) monthly next fiscal year.
- Bar graph comparison explained – from year 1989 and projected to 2031.
- New roofs are not scheduled to be replaced until 2030/2035.
- The Association is in a healthy spot.
- B. Walcott questions about monthly withdrawals from bank to Village Condo account
- R. Malone explained that often the bookkeeping becomes "messed up," also providing our information opens the door for "hacking" (S. MacDonald)
- B. Plants again questioned making payments electronically.

Administration Report presented by R. Malone (on website as shown on large screen)

Grounds Report presented by C. Gulker and S. MacDonald

- On the south side of the pond a 150-foot retaining wall approved by the board. Project to be completed in October.
- On the north side of the pond a retaining wall has yet to be determined when this will occur. Due to the erosion of the banks, mowers are limited to where they can mow. Five times mowers went into the pond this summer.
- Eight deck boards, railings and spindles replaced and brought up to code.
- C. Gulker: replacements will take time, but his goal is to stay ahead of deck power washing and staining. The south side decks are the worst.
- Please thank Bev Walcott for her "green thumb" and dedicated work on the entrance areas.
- **Reminders to complete work orders for any work to you wish done or send an email.** The board, for budgetary reasons, need a paper trail to keep track of actual work being completed and not always are verbal requests remembered. Thank you for your cooperation.
- B. Plants asked if permits for construction of retaining wall were completed. S. MacDonald – that is the construction company responsible for those. He will double check on progress.
- B. Knott questioned replacing trees. S. MacDonald that co-owners can request the board to have trees removed. If a larger or different type of tree is requested the co-owner will pay the difference.
- S. MacDonald thanked C. Gulker on behalf of the board and co-owners. Applause!
- C. Gulker discussed ice buildup; an example is 6073 Crystal Dr. (B. Staal) – water runs down the wall. There are also other 18+ older units, however that requires going into the attics and installing two 90-degree pipes. R. Malone volunteered to assist C. Gulker.

Miscellaneous announcements:

- Dumpster is here and already completely full. Due to the cost of dumpsters this year, the board will have a backup plan using Yard Waste Bag for October and November.
- B. DeJonge is board purchasing bags also? S. MacDonald explained the Yard Waste Bag is eight feet long and four feet deep. More obtained if necessary.
- V. Bodner requested that an announcement be placed in either the newsletter or a notice placed by the mailbox area when the dumpster arrives. Not everyone can see the shed area or notices when dumpster arrives.

- S. MacDonald reminder to move trash cans in a timely manner and store inside. This eliminates an unsightly area and prohibits raccoons from rummaging.
- S. MacDonald reminded co-owners NOT to add any permanent attachments to the outside of condominiums including screws, hangers, etc.
- S. MacDonald – holiday lights can be put up 30 days prior to holiday and must be taken down per bylaw by January 15th. (i.e., November 15 to January 15)
- Reminders that co-owners are NOT to park on the street. If guests park on the street, they must do so with the flow of traffic and never on the grass.
- M. DeJonge how can we clean black sidewalks. C. Gulker stated place a work order and sidewalk will be power washed.
- B. Plants questioned why our watering is done only during daytime hours? C. Gulker watering at night causes too many mushrooms, advice from lawn care experts. Not changing the timing of the sprinklers.
- A. Bleckley – what will limit the damage of snowplowing this winter? The damage last year caused by plows digging up lawns and snowblowers throwing snow into windows and causing breakage. S. MacDonald explained that this year the snow blowers will “shoot” lower and clear sidewalks also.
- K. Hevelhurst – to S. MacDonald and C. Gulker thank you for making our complex look great. Thank you to the board members for serving – they are all volunteers. Applause.

Meeting adjourned at

Respectfully submitted, by Linda McCrea, Secretary