

THE VILLAGE CONDO ASSOCIATION

Minutes of April 9, 2024

Call to Order: President S. MacDonald called the meeting to order at 6:35pm

Members Present: M. MacDonald, S. MacDonald, R. Malone, L. McCrea, J. Heft-Russell, S. Hevelhurst, and K. Pratt.

Members absent: N/A

Guests: N/A

Approval of Agenda: Motion to approve the agenda by L. McCrea, 2nd by R. Malone. Agenda approved as presented.

Minutes from the meeting of March 12, 2023. Stand as presented.

Financial Manager report. R. Malone provided background/details for March 2024 (i.e., accounts, balances, etc.).

Motion to approve by J. Heft-Russell, 2nd, by S. Hevelhurst. Motion passed.

Administrative report. n/a

New Owner Report: Corrin Elizabeth Adams & Gregory Adams, 6156 Pebble Drive.

Building and Grounds: submitted electronically; received for information. S. MacDonald provided additional background information. Work completed consisted of tree removal, trimming, and spreading mulch.

- C. Gulker is in the process of mapping all front drain locations, upon completion he will then begin the back drain mapping. Many drains were buried and non-functioning.
- C. Gulker would like the Board to consider barrier options for the North Side of 6043 Village Lane (VanRyswick).
- Large blue spruce on the side of Arendsen's condo scheduled for removal (11397 Pebble) this spring.
- Mulch orders found in the "mailbox area" where blank work orders are kept, rather than in the "brown Village mailbox."

President's Report:

- Condos for sale or will be soon: DeJonge (11404 Pebble sold, finalizing in June); Arendsen (1197 Village Lane; one of his children will be moving in until new home is built); and Verekee (6163 Pebble, couple moved to assisted living family keeping condo for now).
- Condos Hoover (6134 Crystal Drive) and Hanes (6146 Crystal Drive).
 - Hoover removed the cold-water tub.
 - Hanes – S. MacDonald will talk to co-owners concerning their patio area.
- Listing of preferred vendor listing: S. MacDonald working to complete, however need recommendations for plumber, electrician, and painter.
- A board walk-around is not necessary currently. Work from the previous report is in process. S. MacDonald will ask again in the fall.

Board Member Comments:

- L. McCrea questioned dog issues (e.g., two dogs one condominium and size of one animal).

- S. Hevelhurst: awning installation (was prior permission granted to 6150 Crystal Dr.?). Workmanship questioned concerning the installation of tree at 6116 Pebble Drive. Discussion of using one vendor or more than one vendor for lawn care and snow removal specifically. Bids to be solicited in June.
- R. Malone asked S. MacDonald if he was keeping track of future projects and costs for our future budget.
- K. Pratt – are we staying with Farm Bureau Insurance or is there no choice of less expensive options? Village Condos will continue with Farm Bureau Insurance. Will condo dues be increased for next year? This will be determined before the end of our fiscal year. S. MacDonald stated the Village is 30 years old and assessed at more than thirty million dollars, thus our insurance rates increased significantly this year.
- J. Heft-Russell and R. Malone discussed billing and checking procedures among themselves.

New Business:

- Updates concerning Allendale Charter Township.
 - S. MacDonald will attend the township meeting on Monday April 15, 2024, representing our association.
 - The field property to the west of the Village sold. The new owner has petitioned the township to rezone the property from R3 to R1. The request is already in the township's master plan. The proposal is for duplexes and single-family dwellings. The association will want assurances that there is some type of barrier separating the properties and provisions for dust control during construction.
- Proposed CRR updates.
 - Co-owners must submit in writing requests to temporarily install any outside apparatus (e.g., event tents or awnings; inflatable objects (e.g., bounce houses, interactives, slides, etc.) to the Board at the monthly meeting prior to this temporary installation. There will be a fee of \$25 to cover the ground worker's time regulating sprinklers. Motion to approve this addition to CRR made by L. McCrea, 2nd by R. Malone. Motion passed.
 - Cold Water Immersion Tubs/ Pools are prohibited in any common or limited common areas. Motion to approve this addition to CRR made by M. MacDonald, 2nd by K. Pratt. Motion passed.

Meeting adjourned by 7:51pm

Next regular board meeting May 14, 2024, beginning at 6:30pm at 11390 Ripple Dr.

Respectfully submitted by Linda McCrea, Secretary