

Minutes of The Village Condominium Association Annual Meeting held October 3, 2023.

The annual meeting was called to order at 6:30pm by President Gulker. Co-owners were greeted with donuts and cider as they entered Love, Inc. on Lake Michigan Drive.

President Gulker welcomed new co-owners since 2002 Annual Meeting:

New Owners:

Paul and Therese DeGraff - 6152 Crystal Dr.
Shelby Gemmen - 6089 Crystal Dr.
Zachary and Carly Sandoval - 6132 Crystal Dr.
Evan and Laura Supplee - 6123 Crystal Dr.
Gordon and Bev Stroven - 6117 Pebble Dr.
Robert and Jean Schroeder - 6160 Pebble Dr.
Marcia Yaw - 6047 Pebble Dr.
Don & Judy Sall - 6075 Crystal Dr.
Olivia Feyen – 6092 Pebble Dr.
Doris Scott – 6041 Village Lane

For information only:

Lucy Folkema, Jennie McBrian and Arlan Potgeter have moved to Green Acres. Char Nederveld is now living at Sunset Manor.

Minutes of the Annual Meeting Oct. 4, 2022, were not read. Minutes were disseminated by mail and the Village website prior allowing co-owners an opportunity to preview. C. Gulker asked for a motion to approve the minutes. Moved by K. Hovingh, 2nd by R. Bolhouse. Motion passed.

Financial report – presented by R. Malone. He referred to the financial reports contained on the webpage. To locate the documents co-owners should log into the Website: www.villageallendale.com

Username: co-owners password: #Summertime2018

Once on the website access (click on it) the Financials tab – all pertinent documents are there: the budget, administrative report, village flowchart of long-term reserve, the math, the letter, and the budget comparison.

- Highlights included: Fiscal budget from 2023 summarized and displayed on the screen. The budget is \$220,108 (same as last year). Fee structure has not increased this year.
- **With our current budget, 10.7%** will be placed in our long-term reserve fund.
- Our last roof to be replaced was completed a year earlier than anticipated.
- Loan secured for the roads will be paid off this coming year.
- Motion to approve the Financial Report; moved by K. Hovingh, 2nd by J. Pearsons. Motion passed.

Administrative Report – presented by R. Malone.

- Three garage doors will be replaced.
- No new roofs needed, only minor repairs.
- Decks are a very real concern: **the budget allocated \$15,000 for new decks**. The number of decks to be replaced is dependent on which material is used (Wolmanized or Composite). Discussion ensued.
- This is our last year on our lawn service contract.
- Administrative report. C. Gulker asked for acceptance of the report. Co-owners accepted the report.

New Board Members. Two board seats are available for election this year. There were two co-owners who submitted their names for consideration. C. Gulker asked for a vote to elect S. MacDonald and R. Malone each for a three-year term. Motion by R. Bolhouse, 2nd by B. DeJonge. Motion passed. Their terms will end in 2026.

- There was a comment from B. and J. Plants: are spouses allowed to serve on the board simultaneously. Stated that it is prohibited in the bylaws.
- L. McCrea – the bylaws do not prohibit spouses serving. Doug and I served two years together.
- M. MacDonald offered to step aside if there was another interested co-owner. No one volunteered.

Grounds Report given by C. Gulker

- Pumps installed in both ponds. The pump on the south side was frozen due to excessive amount of fishline. Savings made since the installation was done by our workers.
- There was a considerable increase in pond maintenance/equipment. The good news is that one-half of the cost is covered by Allendale Partners.
- Decks have been repaired annually, especially those facing South and West. Discussion: (40 minutes)
 - Which direction should the board take? There are different products: wolmanized or composite wood?
 - Our contracted company Decks & More struggled to find stain due to new rulings. They have researched a new company's product. Thus, they will be able to continue with the staining process.
 - Based on 12 x 12 measurements a composite deck floor with labor quote is \$3560, whereas a wolmanized deck floor would be \$2250.
 - J. Farver: would the board allow co-owners to have a choice and pay the difference?
 - C. Gulker the board would appreciate an Association decision/direction.
 - C. Gulker stated he researched for the past 5-6 months for products, companies, etc. How long would each product last? There were no clear answers found. With wolmanized wood, staining would still occur. A cost to consider.
 - J. Farver: would difference cost be reimbursed to co-owner? Specifically, if co-owners pay the \$3560 would the \$1310 difference be put toward monthly dues? Answer: R. Malone no this would complicate the bookkeeping system.
 - D. Eisen: the decks with roofs are not replaced. But what to do when the roof leaks? Will the association pay or not? C. Gulker I will meet to discuss with you and clarify.
 - J. Ledsworth the cost to replace a three-season porch roof is a minimum of \$1000.
 - B. Walcott there is rot on my deck. I would like composite wood.
 - S. MacDonald there is a relatively new product – Tanzite stone decking. It would require more in-depth research.
 - J. Kloote composite is 2/3 more than wolmanized. Do we allow the difference?
 - R. Stroven what is longevity? Is more beneficial than the other? Will the decks still be power washed on a three-year cycle?
 - B. & K. Hanes are they close in color? Would the Board allow for the color differences?
 - C. Gulker, it is the texture that is the difference and since it is only the deck floor it would not be noticeable. The poles and rails are not being redone.
 - MOTION: made by B. Hovingh, 2nd by G. Ohm to adopt composite wood for the deck flooring only.
 - Discussion: could we compare on a spreadsheet format?
 - J. Pearsons, what about the size of decks?
 - G. Nellis, thank you for your extensive work.
 - More information is needed on labor cost during off season.
 - R. Malone addressed other long-term reserve expenses: the sprinkler system is over 30 years old; a sea wall; and we should think about safety first.
 - How do you want to spend your money? C. Gulker
 - C. Gulker another cost will be removal of trees along the north side. Again, where do you want to spend money?
 - L. Snoap clarification question: will the association pay for differences in size of decks?
 - B. Plants there is another product available, a plastic composite.
 - MOTION to table the stated motion made by B. Plants, 2nd by J. Kloote. Motion to table approved.

- G. Nellis suggested that another meeting be held after all the optional products and their related costs are compiled in detail.
- S. MacDonald stated that the board should come back to the co-owners with economically, yet attractive looking options to the co-owners. Concurred by B. Plants, R. Stroven, and J. Kloote. The board could expedite this with another meeting versus newsletter.
- C. Gulker, what do you need to know?
 - Cost
 - # of decks and sizes
 - Owner responsibility?
 - How many decks need to be repaired now?
- M. DeJonge and D. Vereeke each stated fix decks sooner rather than later.
- L. Snoop we need another meeting.
- Discussion about Robert's Rules of Order – motion, tabled motion etc.

EFT discussion (electronic fund transfers).

- R. Malone: how many would like this option? Not many co-owners raised their hands.

Press Boxes

- How many receive the GR Press? Approximate ½ dozen.
- Any objection if the press boxes were removed? C. Gulker explained how much recyclable paper he gathers from each box on a semi-regular basis. Also, the boxes need repair; each costing \$250.
- C. Gulker talked to GR Press delivery person, stated less than 5% receive the press.
- B. Merchant what having only one box?
- J. Ledsworth – would you ask the press if they could install one on condo as USPS has done?
- The board will discuss again.
- Comment: J. Pearsons, what about where would board announcements be placed? I appreciate those notices.

Dumpster dates will be October 16-30th.

- Please get rid of flowers, plants, etc. early. Due to higher costs, there will only be one this year. \$750 for one week plus \$5 a day for every day thereafter.

Friendly reminders: **to take care of your garden areas; remove items off sidewalks for snow removal; do not attach anything to your aluminum siding (use clips do not penetrate the siding). Please reread your Bylaws for clarification if you are unsure.** We live in a beautiful place let us be proud of it.

- C. Gulker stated that he receives comments from outside sources how well-maintained the Village Condo is and how appealing it is.

Caution: due to increase felony activity in the area: Keep your doors locked and garage doors down, especially at night. Also do not leave any items outside that could be stolen easily.

Thank you to Bev Walcott for her outstanding talent with plants. The entrance looks so beautiful.

J. Plants could the garage sale be better planned? During the last sale, the deck people were here, and sprinkling occurred.

- C. Gulker the date was moved to match the surrounding area sales.
- The Board will reevaluate.

J. Pearsons thanked C. Gulker for all his work on the board (9+ years) and for your work on grounds. Applause from association followed.

C. Gulker stated he would be working with the Board for the next month or so. The Board would be deciding what action to take with work orders, etc.

REMINDER: Trick or Treating will be on the 31st. Those co-owners who will be pass out candy in the Village would you please turn your porch lights on again this year? Thank you!

THANK YOU: for the 5 dozen donuts and 2 gallons of cider purchased by the Association and delivered by M. MacDonald. Continue to enjoy them.

Meeting adjourned 7:45pm

Respectfully submitted, Linda McCrea. Board Secretary

DRAFT