



PRVSCA – Phase I  
P. O. Box 53  
Pentwater, MI 49449

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## Pentwater RV Storage Condominium Association – Phase I

President: Ron Gooding, [Gooding519@aol.com](mailto:Gooding519@aol.com)  
Vice-President: John Wagner, [jrlawagner@aol.com](mailto:jrlawagner@aol.com)  
Secretary: Fred Blasé, [blasefmi@charter.net](mailto:blasefmi@charter.net)  
Treasurer: Jan Gooding, [Gooding519@aol.com](mailto:Gooding519@aol.com)

### Minutes of the Pentwater RV Storage Condominium Association (PRVSCA) 2014 Annual Meeting

Meeting Held on: June 7, 2014, 10:00 AM

Attendees:                   Blase (31)  
                                  Feuerstein (28)  
                                  Jan and Ron Gooding (2)  
                                  Jeffries (29)  
                                  Richey (19)  
                                  Schram (3)  
                                  Schwass (32)  
                                  Valvanzano (30)  
                                  Wagner (5)  
                                  Rich Zapala (17)

Proxies:                     Lenic (15)

#### Minutes:

The meeting was held in Unit 2 of the PRVSC complex and was called to order by Ron Gooding at 10 AM with the attendees listed above present. In addition to the attendees listed, one proxy submitted for this meeting. The Co-Owners present each introduced themselves and a total of 11 units were represented in person or by proxy. It was therefore established that a quorum was present (25% of the Co-Owners).

Ron briefly explained that the developer has been invited to these meetings and they have been reminded that they can be represented on the Board of Directors, as permitted in the Bylaws. Mary Blinn, the sole developer, did not respond to Ron's invitation and was not present.

Ron mentioned that he had a list of five items he wished to discuss that were not included on the published agenda including (1) snow plowing, (2) outside storage at units, (3) vandalism, (4) property taxes on units, (5) and numbers on buildings. These will be covered after the agenda items are discussed.

Fred Blase, Secretary, summarized the Minutes from the Annual Meeting held in June 2013 and asked if any corrections were needed. With the correction of one misspelled owner name, the Minutes were moved, seconded, and unanimously approved.

Jan Gooding, Treasurer, presented the Treasurer's Report for the past 12 months and the Proposed Budget for the upcoming year. A copy of the budget is included at the end of these Minutes for reference. She explained that for 2013, we have collected fees from all Units except one and the report included a list of expenditures. It was noted that the one delinquent account is the same account that has been delinquent since the Association was formed and Jan asked if this was the time to place a lien on the unit for back dues. It was asked of the group whether placing a lien required approval of the owners by vote. I mentioned that the Bylaws provide for the recording of a lien by the Board. A subsequent check of Section 4 of Article 5 of the Bylaws describes this process and how the default dues can be collected upon sale of the unit. No further action was taken at the meeting and is left to the Board's discretion. It was noted that \$1500 was spent for snow removal to Turning Leaf which was over the budgeted amount due to the severity of the winter. She explained that the 2013 Fund Balance of \$275 just covers the amount that is required for reserve by the Bylaws after all expenses were paid. The proposed dues of \$2600 for 2014, and with the snow plowing expenses at \$1000 (10 times) for next winter gives a projected funds balance of \$1015.07. The Treasurer's Report was moved, seconded and unanimously approved without correction.



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Ron next led a discussion of snow plowing that included the following points. First, Turning Leaf is contracted to do the plowing and their guideline is to plow whenever the un-cleared amount of snow on the roads of the project reaches 6 inches or more. Second, they currently charge the Association \$100 each time they clear the roads. Third, it was noted that they do not clean off the pads or driveways to individual Units since many require no access in the winter. If any owner desires Turning Leaf to clear their pad at the same time they do the roads, they can call Turning Leaf's owner, Curt Beenen, at 231-425-8798 who will clean an individual pad for \$10 per time. You need to setup for a one-time cleaning or have him clean each time he plows the roads directly with him. Several owners noted that the plowing left a lot of gravel on their pads after snow melted in the spring and that a few owners had experienced a chipped off corner of their apron where the snow plow blade contacted the raised concrete corner of the apron. It was suggested that where a Unit has a slightly raised apron corner it would be a good idea to place a colored stake at each corner to assist the driver to avoid clipping the concrete apron. The gravel situation is a tradeoff in that to remove snow cleanly down to the driveway level occasionally the plow will pick up gravel with the snow. While it was agreed that many units do not require winter access, in the interests of potential fire suppression and for those Units that do require access, all roads will be plowed and it was noted that this may require adjustments to future budgets when winters are severe. It was also noted that on the main East-West road which is wider than the rest of the roads, Turning Leaf needs to clear all the way up to the aprons on each side of the road.

It was noted that three Units still have materials stored outside the units in violation of the Bylaws. This is an ongoing issue and the Board will continue to monitor and remind owners of this infraction. All owners are asked to abide by the rules and regulations concerning storage time limits outside their units.

While there has been minimal vandalism in our Project, without a gate and access control the potential is always present. All owners are asked to be vigilant and report to the Board any suspicious activity.

Ron discussed the issue of current property taxes on our Units. All owners basically agreed that they felt taxes were too high given the recent down-turn in market values of real estate. I subsequently reviewed taxation rates for our Units online at the Oceana County Equalization Board's website with the following observations. First, all developed Units in the project are carried at the same Taxable Value of \$20000, which is approximately half of the Market Value Assessment. This means that the taxes on every Unit are basically the same at \$235.85 (Summer) and \$686.07 (Winter). This was a little surprising since some units are triple bay and some are double bay units with a different initial cost. This is probably a mistake by the Assessor. Second, I found that as far back as tax report summaries go on the county website, the valuation has not changed (up or down). Ron will contact the County directly regarding this matter and see if the taxable values can be adjusted downward as have residential property values in nearby townships.

Last, Ron discussed the need to place unit numbers in plain sight on the units to assist with locating units. It was decided that the Board will purchase standard "stick-on" numbers corresponding to each unit and affix them in such a way on the white trim so as to be visible when driving into the project.

Fred discussed the development of the amended Bylaws last summer noting that 20 out of the 25 Owners approved the ammendment. The revised Bylaws were recorded in Oceana County on August 6<sup>th</sup>, 2013 and are linked to the other Condominium documents for the project. A copy was emailed to all Owners and the developer and Fred will see that a copy is given to Mike McKee, Realtor, since he seems to be actively selling lots for the developer.

The last item of business was the election of new Board Members. Ron announced that the current Board was willing to continue on in their current positions, unless there were nominations from the Co-Owners. It was moved, seconded and unanimously approved that the current Board Members serve for the next year.

General comments from Owners followed. Some Owners were concerned about water leakage around doors and in roofs. It was mentioned that Blackmer Pole Buildings does this type of work and they can be contacted at:



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Blackmer Pole Buildings  
2438 Monroe Road  
Hart, Mi. 49420

231-873-436

They are located approximately 8.3 miles east of US 31 on Monroe Road and their website is at

<http://blackmerpolebuildings.com/contact.php>.

A small dip was also discussed near the entrance on Monroe Road to the project. Ron mentioned he would contact Hallack about spreading a few yards of gravel in that location.

The last general discussion topic concerned the use of a “Porta-Potty” near a unit. It was suggested that this was not acceptable and a better approach is to use a portable RV-type toilet within the unit.

Ron set the Annual Meeting for next year on June 6, 2015 at 10 AM and the meeting was adjourned at 10:50 AM.

Fred Blase  
Secretary, PRVSCA



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<u>INCOME</u>	<u>Budgeted - 2013</u>	<u>Actual Activity 2013/14</u>	<u>Budgeted - 2014</u>	<u>Actual Activity 2014/15</u>
Dues -	\$ 2,600.00	\$ 2,500.00	\$ 2,600.00	
Fund Balance Carryover	\$ 1,425.18	\$ 1,425.18	\$ 275.07	
Delinquent dues collected from 2012		\$ 100.00		
<b>Projected Funds</b>	<b>\$ 4,025.18</b>	<b>\$ 4,025.18</b>	<b>\$ 2,875.07</b>	
<b><u>OPERATING EXPENSES</u></b>				
Administrative/Professional/Legal Fees	\$ 500.00	\$ (20.00)	\$ 500.00	
Snow Plowing	\$ 1,000.00	\$ (1,500.00)	\$ 1,000.00	
Roads/Grounds Maintenance		\$ (2,134.30)		
Communication/Printing/Mailing/Copies	\$ 100.00	\$ (95.81)	\$ 100.00	
Reserve* (Encumbered)	\$ 260.00		\$ 260.00	
<b>TOTAL:</b>	<b>\$ 1,860.00</b>		<b>\$ 1,860.00</b>	
<b>Account Balance</b>		<b>\$ 275.07</b>	\$ 1,015.07	

\*Reserve is encumbered (10% required per By-Laws)

<b>Delinquent Dues from 2012 &amp; 2013</b>	<b>\$ 200.00</b>
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<u>2013 - Itemized Expenses</u>	<u>Amount</u>
<b>Administrative Costs:</b>	
Annual Renewal of Incorporation	\$ 20.00
<b>Snow Plowing:</b>	
Turning Leaf Landscaping, Inc.	\$ 1,500.00
<b>Roads/Grounds Maintenance:</b>	
Hallack Contractors - road repairs	\$ 1,934.30
Turning Leaf Landscaping, Inc - brush removal	\$ 200.00
<b>Communications/Mailings:</b>	
PO Box rental	\$ 28.00
Printing Expense - Ink cartridge	\$ 67.81
<b>TOTAL:</b>	<b>\$ 3,750.11</b>

Revised May 27, 2014