



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
Vice-President: John Wagner, jrlawagner@aol.com
Secretary: Fred Blasé, blasefmi@charter.net
Treasurer: Jan Gooding, Gooding519@aol.com

Minutes of the Pentwater RV Storage Condominium Association (PRVSCA) 2015 Annual Meeting (Revised 8/6/2015)

Meeting Held on: June 6, 2015, 10:00 AM

Attendees: Blase (31)
 Jan and Ron Gooding (2)
 Jeffries (29)
 Kelly (6)
 Lenic (15)
 Peterson (28)
 Richey (19)
 Roose (8)
 Schram (3)
 Schwass (32)
 Stearns (16)
 Valenzano (30)
 Wagner (5)

Proxy: Petersen (21)

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 was submitted for this meeting. The Co-Owners present each introduced themselves and a total of 14 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 attend.

Ron mentioned that several items needed discussion that was not included on the published agenda. These were short items and discussed as they were brought up rather than add them to the formal agenda

The first issue had to do with the addition of porches or entry covers to units. Ron explained that the entry on Unit 17 serves as a good design to follow and asked how many owners would be interested in adding this feature to their unit if the price is acceptable. About seven owners responded positively and Ron will contact Blackmer Pole Barns to get an estimate.

The use of metal posts to protect or demark the apron corners for snow plowing was discussed next. The use of temporary posts has been previously approved. These are small pipes or posts typically used for holding cross wires on barbed-wire fences. It is suggested that they be driven in place at the two outboard corners of the apron in the fall and removed in spring after the snow is finished. In this way the posts do not inhibit maneuvering trailers, vehicles, etc. into the units. These posts should be high enough to be visible when deep plowed snow is present. They should also not be permanent and if hit should break off or bend to prevent injury. The discussion turned to the illegal use of snowmobiles in the project by people not associated with the units. It was mentioned that the liability from these people is a concern and everyone is encouraged to carry liability insurance on their unit. Subsequent to the meeting a suggestion for posting the project as “No Trespassing” with 4-6 signs was made and the Board will look into that. It was reminded that any posts used should be to assist with snow removal and not be designed for restricting movement.



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The meeting then returned to the published agenda which was next moved and seconded and approved.

Fred Blase, Secretary, summarized the Minutes from the Annual Meeting held in June 2014 and asked if any corrections were needed. The Minutes were then moved, seconded, and unanimously approved. Fred explained that a webpage has been added to his personal website to present documents and information related to the PRVSCA. The URL of this website is blasef.com and the PRVSCA webpage can be accessed by clicking on the “PRVSCA” link on the lead-in webpage. Please note that many other links are available on that website and you’re free to visit them, but the cameras control pages are username and password protected, hence they will not be accessible.

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 and a list of transactions for the past year are available on the website as explained above. She explained that for 2014, we have collected fees from all Units except one. It was noted that only \$1005 was spent on expenses since snow removal was much less than the previous year. She explained that the current funds balance is \$2069.55, the proposed dues are \$2500 for 2015, and that along with the projected snow plowing expenses at \$1000 (10 times) and other budgeted expenses for 2015 gives a projected funds balance of \$2529.55. The Treasurer’s Report was moved, seconded and unanimously approved without correction.

Ron next led a discussion regarding materials stored outside units in violation of the Bylaws. He mentioned that Unit 29 has been an issue for many months and that the Board issued a certified letter requiring cleanup of all outside materials within 30 days on May 20, 2015. He described the process the board will follow in the event that these materials are not removed by the deadline date which includes going to arbitration and seeking a court injunction as necessary. Following this process will then permit the Board to eventually hire a contractor to cleanup and dispose of the materials and the costs to be billed-back to the owner. The bylaws also permit a lien to be placed on a unit if the owner refuses to pay the cleanup and disposal expenses in a timely manner should it come down to the Board removing the material. It was noted that three units still have materials stored outside 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.

A discussion of frequent garage sales at some units led to the agreement of all owners present to limit these to one sale per year and that should coincide with the annual Pentwater regional garage sale usually held on the second Saturday in June. Owners are reminded that if signs are placed for this sale to remove them when the sale is over or they will be removed and disposed of at the first opportunity. Ron also reminded owners not involved in the garage sale that it is a good idea to keep your unit closed during the sale hours to eliminate dust and to prevent outside eyes from examining items in your unit. It was also agreed that should an additional sale be required for special purposes (for example, an owner is selling a unit), the owner should send a request by email or mail to the Board for approval. The use of email is preferred to avoid any delay.

(Revised 8/6/2015) A discussion of reducing dust from the roads through brine on the roads was held. Many Owners believed that while needed, brine on the underside of cars is an issue. It was agreed that Fred would identify potential companies that could spray brine on the roads and get quotes. In addition, it was agreed that the board would provide as much advance notice of any brining so that Owners can avoid driving on freshly sprayed brine.

Unit owners were next reminded that businesses are not permitted to be operated out of any unit. Along these lines owners were also reminded that nothing can be left outside a unit for more than 24 hours and if something is left out for less than 24 hours, please be considerate of neighbors as it is difficult to negotiate trailers on the narrow roads. Terry Valenzano reminded owners that a car that he left out overnight was vandalized and owners should be reminded that outside people frequent the project and the risk is high to anything left outside. Owners are again encouraged to keep the motion detection lights on their units in operating order as this deters vandalism and Ron mentioned the use of an integrated motion detection light with a built-in camera that records to an SD memory chip as another means to keep an “eye” on things in the project and near your unit. Finally it was mentioned that Great Lakes Energy gives quotes for the placement of external street lights, but it was cautioned that the placement of any outside lights such as these must not inhibit movement of large vehicles and trailers.



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Since the developer was not present there was no developers report as listed on the agenda.

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.

Several general comments were made as the meeting was drawing to a close including:

Turning Leaf Landscaping will cut grass at units for \$20 once per month and remove snow from a unit's apron for \$10 each time on a seasonal basis.

Weare Township holds a cleanup day where you can dispose of any items on the first Saturday in May each year; watch the local paper for a notice of the specific date and hours.

Ron set the Annual Meeting for next year on June 4, 2016 at 10 AM and the meeting was adjourned at 11 AM.

Fred Blase
Secretary, PRVSCA