



PRVSCA
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Pentwater RV Storage Condominium Association

June 3, 2017 Annual Meeting Minutes

Fred Blase called the annual meeting to order at 10 am on June 3rd, 2017. Eleven units were represented and two proxies were submitted therefore a quorum was present for purposes of conducting business. The owners in attendance next each introduced themselves and it was noted that the developer was not in attendance nor did they send a representative. There being no agenda changes or additions the agenda was approved and the meeting was continued in accordance with that agenda. The minutes for the 2016 meeting were also approved at that time.

Fred gave the treasurer's report noting that the funds balance at this time was \$3,139.07 which did not include any 2018 fiscal year dues yet. The charges incurred in 2016/2017 included \$400 for plowing to Turning Leaf Landscaping which is below the projected amount as this was a very mild winter again. In addition, \$2215.00 was expended on road work that Hallick did in October laying down gravel at the end of Castaway, the end of Bow, and grading the corner at Bow and Stowaway to eliminate the large puddling that occurs there during heavy rains. The only other expenditure is the annual fee for the PO Box. It was also pointed out that we were 100% paid for all dues giving us an inflow of cash of \$2600. Once again the association is in a very strong financial position.

The proposed budget and dues for the next fiscal year were presented. The proposed budget was little changed from the previous year. Income was projected at \$2600 since we have 26 active units at \$100 each. Proposed expenditures include \$1100 for snow removal, \$700 for grounds and roads maintenance, administrative expenses of \$500, communications and postage of \$40, and required reserves of \$260 (at 10% as required by Bylaws.) The 2018 fiscal year dues were approved based on this budget at the same \$100 per unit as prior years. Dues are payable now and late after July 1st. Please submit a check payable to "PRVSCA" to the address shown above in the letterhead if you didn't do so at today's meeting.

A short discussion was next held regarding the outside storage problems of the past year and the corrective expenses. It was pointed out that any owner that encounters outside storage at any unit should notify any Board member so that it can be corrected immediately. The longer these issues go on the more costly they are to correct. One unit required cleanup and that resulted in \$83.55 charges for transfer station fees and plastic bags. The unit's owner has been invoiced that amount to repay for the cleanup expenses.

The topic of road work was next discussed and it was generally agreed that this year no further grading or fill work would be needed on our roads. It was also discussed that many apron areas were becoming overgrown with weeds and it was suggested that each owner spray a chemical like Ground Clear in their apron approach to keep the roadways clear. We just don't have enough traffic on the graveled roadways to keep the weeds down.

A discussion regarding the placement of street signs was next carried out. Two approaches were covered, namely, standard green reflective street signs and wood post street signs. Fred presented an estimate using standard reflective street signs totaling about \$300 for three signs (Monroe and McWay, Bow and Castaway, and Bow and Stowaway). George explained an alternative approach using routed wooden signs that would be painted. It was decided the standard street sign approach would last longer and therefore was preferred. It was decided that shipping costs and initial purchase costs could be reduced by procuring the posts from Home Depot locally. This would also allow the use of 10' posts versus 8' posts. It was approved that up to \$350 would be allotted to procure the signs. Fred will handle this task including getting approvals from owners of lots on which signs would be installed.

The subject of a contractor list was next discussed. Since many owners have used a variety of contractors for repairs or upgrades to the barns, it is desired that all owners have a list of potential contractors to help with future maintenance. Owners should provide contractor information (name, address, phone number, type of work done) to Fred and he will develop and distribute the list to all owners. During this discussion the recent email pirating (covered in an earlier email) was discussed and as a result it was agreed that the call list with owner's phone numbers and the Board Members contact information would be removed from the website. Fred will also modify the Association's letterhead to remove similar information.



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No developer was present and therefore no definitive discussion of project plans could be carried out.

The last agenda topic is the election of officers for the next fiscal year. Since Fred Blase, John Wagner, and George Richey agreed to continue in their current positions, and since no one volunteered to run for office, no elections were required and the Board will remain the same as last year's.

Several general topics were next held. It was noted that several smaller trees are beginning to overgrow McWay Avenue near the entrance to the project. In addition, it was noted that several pines were dead near the first turn in that road. A work party will be organized to trim these back and George agreed to see that the remnants are removed. Fred will inform Mary Blinn that we are undertaking this task as it borders undeveloped Phase II/III lots. It was also brought up that several lots are impacted by large piles of dirt left over from original grading operations. Fred will inform Mary Blinn that we wish to relocate these piles to the undeveloped low-lands area at the end of Stowaway Drive at individual owner's expense.

It was noted that the undeveloped lot #4 has an electrical panel that has fallen apart and presents a potential hazard. Fred will examine the panel, determine the owner, and see that the condition is corrected. George brought up the topic of liability insurance for the Board and John explained that the original inquiry into this resulted in no action, since we could not get a quote on such insurance without liability insurance on the overall project first. Mowing was discussed pointing out that several lots never cut the grass around their units. The Bylaws don't specifically cover this issue and it was suggested that neighbors remind uncut lot owners that Curt Beenen of Turning Leaf Landscaping does mowing for around \$23 per month during the summer growing season. He will also clean snow off individual aprons as well. See the Contractor's List for his contact information. The original sign at the entrance was brought up and it was decided that since the sign is worn out and really offers no information, it would be removed by Fred after informing Mary Blinn.

Fred set the date for the next annual meeting as June 2, 2018 at 10 am, and the meeting was adjourned at 11:10 am.

Fred Blase
Secretary/Treasurer PRVSCA