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Pentwater RV Storage Condominium Association

June 2, 2018 Annual Meeting Minutes

Fred Blase called the annual meeting to order at 10 am on June 2nd, 2018. Eleven units were represented and one proxy was 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. One item was added to the general discussion topic (#13 agenda item) regarding trimming trees near the entrance and the agenda was approved and the meeting was continued in accordance with that agenda. The minutes for the 2017 meeting were also approved at that time.

Fred gave the treasurer's report noting that the funds balance at this time was \$5123.39 which included \$500 in dues for 2018 paid in 2017. The charges incurred in 2017/2018 included \$700 for plowing to Turning Leaf Landscaping which is below the projected amount as this was a fairly mild winter again. The only other significant expense was \$359.68 for the street signs added over the summer. Small expenditures were made for the annual fee for the PO Box and the State of Michigan Corporate License for the Association. It was pointed out that we were 100% paid for all dues giving us an inflow of cash of \$2600 and that two owners prepaid 2018 dues for an additional \$500 of income. 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 2019 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. Please note that Shigley and Gorecki have prepaid these dues.

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 discussed next. George Richey discussed the condition of several Autumn Olive trees that are growing quickly near and encroaching on the entrance road. He agreed to remove these before they get too big and volunteered that any owners with Autumn Olive trees on their lots can call him to have them removed. George also discussed the entry door cover that he had Blackmer build and install. It cost approximately \$1000 and George will look into getting the dark wood supports covered with sheet metal to better blend in. It was also brought up that some owners are willing to remove piles of dirt left over from the original grading operations and Fred will again inform Mary Blinn that we will be relocating these to the undeveloped low-lands area at the end of Stowaway Drive at individual owner's expense later in the summer. A discussion followed regarding brining the roads and it was decided that Fred would contact Ken Adams regarding brining all the roads in the project in a similar manner to a few years ago. The weeds encroaching into the right-of-way on several streets was next discussed. It was thought that Turning Leaf could mow these areas or, better yet, they could spray these weeds to reclaim the roads to their complete width. Fred will contact Turning Leaf first to get a quote for spraying these weeds, and, if reasonable, proceed. Brining will be carried out only after the weeds are gone, if the quote is economical. Fred will send out an email before proceeding with these.

Fred set the date for the next annual meeting as June 1, 2019 at 10 am, and the meeting was adjourned at 10:30 am.

Fred Blase
Secretary/Treasurer PRVSCA