



Serenity Ridge Condominium Association, PO Box 58, Grandville, MI 49468
<http://www.serenityridge.net>

2012 General Association Meeting Minutes

Location: Cummings Elementary Gym
Tuesday, October 16, 2012, 7:00-9:00 PM

Board Members:

President: Trent Devisser
Treasurer: Gayle Schmelzel
Secretary: Mark Koster

Architectural Committee Members:

Jason Nyhuis
Ray Schmelzel

Opening

- Treasurer Report
 - Reviewed calculations for Road Repairs
 - Answered Association member questions
- Repaving
 - Timber Winds Dr. was top-coated at the end of August and Grand Bluffs Dr. is scheduled to be top-coated in Spring 2013. This will deplete our available funds for road repair. To complete the top-coating of the remaining roads in the neighborhood in the Spring and ensure that we don't have to pay for more expensive temporary repairs on these roads, the board is proposing a one-time special assessment of \$650 per lot. This amount would be due at the end of this year. This resolution will need at least 30 lot owners to approve in order to pass.
 - If the special assessment does not pass, the board will move to raise the annual association dues to \$725/yr in order to build up the necessary funds to complete the remaining road repairs in 2015.
 - After the roads are completed, the board estimates the annual dues can drop to around \$425/yr.
 - \$40,600 to repave the courts (in addition to Grand Bluffs Dr)
 - City Engineer was brought in to look at roads a couple of years ago. Timber Winds Dr and Grand Bluffs Dr needed to be done right away due to hills. Rest of

roads can wait a little longer, but we can't say how long they will last. Depends on winters

- We have 27 lot owners represented – all support the special assessment, but this is 3 short of the 30 votes needed to pass a special assessment. Mark will email the remainder of the lot owners for whom we have an email address and request a Yes\Not vote via email.
- If it passes, we will need to notify everyone (via a written notice) about the process taken and the total vote, including getting an “official vote” from the owners represented at the meeting.
- We also still need to approve the budget as it was left open due to the uncertainty about the special assessment. Perhaps we can settle via an email
- Website/Association Directory
- Election of a new Treasurer (2 year term)
 - Gerry Molyneux offered to be assistant to the Treasurer
 - Look at going to a more permanent solution for the bookkeeping
 - Motion raised to fully waive association dues for the Treasurer position due to the amount of work required
 - Motion carried
- Architectural Review Committee (1 new member needed)
 - Gary Kovitz
- Additional Comments/Concerns/Questions
 - 27 lots represented (in-person and via proxy)
 - Amendment suggested to provide penalties for people who don't pay the dues
 - Seasonal Solutions is doing snow removal
 - Will salt every-other-time using bulk salt – will cost less than using bags
 - Grand Bluffs Dr and Butterworth (White house) has Shed on Grand Bluffs property. If it sets there for 15 years, he will own that property by adverse possession. 65 feet right of way to street required. Move his stuff or pay a rental fee. Maybe we should have it surveyed. Gary and Ray to look into it.

Adjournment