



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

2016 General Association Meeting Agenda

Location: Cummings Elementary Gym
When 25 October 2016, 7-8:30 PM

Board Members:

President: Bart Jager
Treasurer: Nancee Siehling
Secretary: Mark Siehling

Architectural Committee Members:

Nathan Bosma
Ray Schmelzel
Gary Kovitz

Topics

- Welcome to new neighbors
 - 2016 Groves, Kelly and David 904 Timber Winds Ct.
 - 2016 Schrode Mary and James 966 Timber Winds Dr.
 - 2016 Toth Jeremy and Rebecca 903 Timber Winds Ct.
 - 2016 Simsa Gregory and Kay 906 Timber Winds Dr.
 - (2015)Woodwards John and Terri
 - (2015) Haak Rob and Julie
- Meeting Requirements for new Act 134 of 2013, requiring annual CPA audit or review. We may opt out of CPA costs if simple majority of co-owners or quorum votes it down. 34 ballots in favor of opting out.
We will investigate email voting for 2017.
- President's Report
 - Renewed contract with Seasonal Solutions for snow removal and common areas maintenance. Bartlet Tree Service.
 - Upgraded street lighting with LED, estimate 1 year payback.
 - Two dog policy is addressed within the Exhibit to Master Deed, Section 8.3 (h). This document is available for viewing online. The

Board noted that any dog(s) must be under control and not represent a safety threat.

- Car Speeds. Discussion of especially high speeds on Timber Winds Drive, Any unmarked residential street are 25 MPH. Please advise drive safely and within the speed limit.
- Trailers RVs and commercial vehicles (review the short list).
- Discuss how violations are currently addressed. In 2011, a Bylaw Amendment allows the use of fines Of \$150 per week for first violation of Section 8.3, Use and Occupancy Restrictions.

- Treasurer Report
 - Dues increase proposed to \$700 for 2017 (\$650 in 2016) and budget approval
 - Road Fund report: \$16k will be deposited by EOY 2016.
 - Motion by Dan Bigelow to approve 2017 Dues Increase to \$700 and 2017 budget approval. Kevin Visser seconded. Motion approved.

- Secretary's Report
 - Committee for fair tax review
 - Committee to oversee Road Fund
 - Nomination and Election of a new Treasurer (2 year term) Stewart Schofield was nominated in abstentia for Treasurer. All in Favor, none against.
 - Nomination and Election of a new President (2 year term) Gary Lorenz was nominated for President. All in favor, none against.

- John Ardolino follow up on Sawyer Court. John will put together a committee to present a new plan.
- Liz Orme garage sale. She will follow up with those interested.
- Review Trash and Recycling arrangement.
- Request for street light at corner Timber Winds Dr and Court. It was noted there is a street light at corner of Timber winds Dr and Grand Bluffs Drive if school bus would locate new stop for children. Brian Terborg requested a review of installation costs.

Motion to Adjourn

Serenity Ridge Association

2016 Cash Flow Summary & Budget Report / 2017 Approved Budget

<u>Income / Expense Description</u>	2016	YTD 9/29/16	approved	Notes
	<u>Budget</u>	<u>Actual</u>	2017 <u>Budget</u>	
Income:				
1) Investment Income (Reinvested)		*** 804 ***		***
2) Membership Dues	34,125	34,125	36,750	(a)
3) Uncollected Dues	-650	-1,300	-700	(b)
4) Special Assessment	0	0	0	(c)
Total Income:	33,475	32,825	36,050	
Expenses:				
1) Catch Basin Cleaning	0	0	6,500	(d)
2) Landscaping - labor & supplies	5,419	3,039	4,000	
3) Road Repairs & Repave	2,000	0	500	
3) Salt	1,000	720	800	
4) Snowplowing	3,700	2,816	3,520	
5) Insurance	920	683	960	
6) Misc /office supplies	50	155	50	
7) Postage/Delivery	100	49	100	
8) Legal Fees/Accounting fees	200	300	300	
9) Site Repairs (lights & Signs)	800	274	800	
10) Subscriptions (Web)/license fees	36	20	20	
11) Repairs & Other Misc. Expenses	200	0	200	
12) Utilities	3,800	2,456	3,000	
13) To Road Fund	16,400	16,400	15,300	**
Total Expenses:	34,625	26,912	36,050	
Income less Expenses:	-1,150	5,913	0	
<u>Expected HOA Account Balances as of:</u>				
	<u>12/31/2016</u>	<u>9/29/2016</u>	<u>12/31/2017</u>	
Road Fund Account Balance	35,209	18,809	50,509	
Cash/AR	14,000	41,226	14,000	
Cash / Net Worth	49,209	60,035	64,509	

Notes

** Deposit on hold until final expenses 2016

*** excluded from working budget

(a) Dues at \$700 /yr 2017

(b) Less 2 owners uncollected

(c.) less 1 owner uncollected







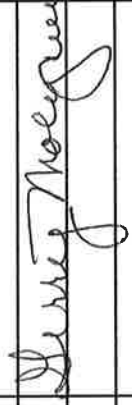
(d) actual cost in 2014, usually done every 3 years

Name	Address	Lot	Phone 1	Phone 2
Ardolino, John & Wendy	1014 Timber Winds Dr SW	<u>3</u>	(616) 427-3264	(616) 550-9571
Arnold, Damon & Sharalle	1139 Grand Bluffs Dr SW	<u>45</u>	(616) 260-3731	(616) 337-9260
Arsulowicz, Dan & Elaine	939 Timber Winds Dr SW	<u>26</u>	(616) 453-8643	(616) 915-7271
Bigelow, Dan & Lori	3641 Grand Bluffs Ct SW	<u>38</u>	(616) 453-3199	(616) 516-8942
Bosma, Nathan & Marcia	928 Timber Winds Ct SW	<u>4</u>	(616) 453-2482	(616) 828-2181
Clements, Matt	900 Timber Winds Ct SW	<u>53</u>	6169942604	
Collins, Al & Mary	3616 Grand Bluffs Ct SW	<u>42</u>	(616) 893-2867	
Curry, Jon & Nancy	913 Timber Winds Dr SW	<u>24</u>	(616) 735-1704	
DeVisser, Kevin & Sue	3617 Grand Bluffs Ct SW	<u>36</u>	(616) 437-7375	(616) 262-3400
DeVisser, Trent & Virginia	3569 Little Timber Ct SW	<u>9</u>	(616) 453-3688	
Devries, Bob & Peggy	1067 Grand Bluffs Dr. SW	<u>32</u>	(616) 791-0444	
Groves, David & Kelly	904 Timber Winds Ct SW	<u>6</u>	616 6487579	6165407476
Haak, Dave & Julie Mann	942 Timber Winds Dr SW	<u>19</u>	(517) 775-2665	(517) 420-4905
Hausman, Fred & Nancy	1091 Grand Bluff Dr SW	<u>34</u>	(616) 791-1995	
Hoese, Todd & Roxanne	3578 Little Timber Ct SW	<u>11</u>	(616) 791-9137	
Hoffman, Rick & Kerri	961 Timber Winds Dr SW	<u>28</u>	(616) 262-8253	(616) 262-8221
Huyng, Muoi	1079 Grand Bluffs Dr SW	<u>33</u>	(616) 735-1639	(616) 299-6202
Iwan, Mitch & Linda	1002 Timber Winds Dr SW	<u>14</u>	(616) 791-8551	(616) 218-3378
Jager, Bart & Pam	1033 Timber Winds Dr SW	<u>49</u>	(616) 419-4743	(616) 890-7935
Kenny, Paul & Marie	3566 Little Timber Ct SW	<u>12</u>	(616) 791-8486	
Kenyon, Dave & Maria	3605 Grand Bluffs Ct SW	<u>35</u>	(616) 730-1769	
Knapp, Jim	925 Timber Winds Dr SW	<u>25</u>	(616) 551-2324	(616) 340-1723
Koster, Mark & Nicole	937 Timber Winds Ct SW	<u>13</u>	(616) 340-5703	(616) 633-6656
Kovitz, Gary & Molyneux, Gerry	1127 Grand Bluffs Dr SW	<u>44</u>	(616) 617-7857	(616) 516-1160
Lanser, Steve & Gwen	3648 Grand Bluffs Ct SW	<u>40</u>	(616) 813-6826	
Lauber, Steve & Kim	1062 Grand Bluffs Dr SW	<u>47</u>	(616) 791-6272	
Light, Danielle	901 Timber Winds Dr SW	<u>23</u>	(616) 453-6733	(616) 446-3801

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Long, David & Angela	915 Timber Winds Ct SW	8	(616) 735-9910	(616) 446-5685
Longnecker, Gerald & Linda	918 Timber Winds Dr SW	21	(616) 453-7623	
Lorenz, Gary & Therese	990 Timber Winds Dr SW	15	(616) 453-1762	(616) 745-7727
Macholan, Tom & Patricia	3581 Little Timber Ct SW	10	(616) 735-9645	(616) 560-4035
Marzolf, Andy & Sheila	1038 Timber Winds Dr SW	1	(616) 735-4743	
Neff, Kirk & Susan	1026 Timber Winds Dr SW	2	(616) 791-9173	
Nyhuis, Jason & Shannon	973 Timber Winds Dr SW	29	(616) 791-2105	
Nyhuis, Jean	1473 Ridgewood	41	(616) 457-7174	
Orme, Kyle & Elizabeth	1100 Grand Bluffs Dr SW	51	(616) 723-7860	(616) 723-7858
Peddie, Mike & Aimee	954 Timber Winds Dr SW	18	(616) 791-8836	
Plaggemars, Kevin & Mary	3653 Grand Bluffs Ct SW	39	(616) 453-1894	(616) 292-1775
Radlinski, Paul & Stacy	1011 Timber Winds Dr SW	48	(616) 301-9229	(616) 581-8663
Robinson, Dale Grossman Heidi	1050 Timber Winds Dr SW	54	(616) 551-1076	
Schmelzel, Ray & Gayle	949 Timber Winds Dr SW	27	(616) 667-2620	(616) 822-8852
Schofield, Stewart & Grace	1084 Grand Bluffs Ct SW	46	(616) 735-2930	
Schram, Doug & Cindi	1045 Timber Winds Dr SW	50	(616) 531-7391	(616) 745-1391
Schrode, James & Mary	966 Timber Winds Dr SW	17		
Scully, Dennis	985 Timber Winds Dr SW	30	(616) 453-8600	(616) 791-9694
Siehlung, Mark & Nancee	3600 Grand Bluffs Ct SW	43	(616) 299-4403	(616) 204-4115
Simsa Kay & Gregory	906 Timber Winds Dr SW	22	(616) 534-0247	(616) 450-9006
Terborg, Brian & Deborah	1055 Grand Bluffs Dr SW	31	(616) 403-5880	(616) 570-4165
Toth, Jeremy & Rebecca	903 Timber Winds Ct SW	7	<i>Beckwith</i>	616-745-4119
Vachon, Kevin & MaryBeth	930 Timber Winds Dr SW	20		(616) 291-7810
Vandersloot, Gerald & Marsha	916 Timber Winds Ct SW	5	(616) 735-1728	
Versluis, Chad & Rachel	896 Timber Winds Ct SW	52	(616) 706-4202	(616) 292-6710
Webb, Dan & Julie	978 Timber Winds Dr SW	16	(616) 791-9778	
Woodward, John Terri	3629 Grand Bluffs Ct SW	37	(616) 540-5149	(616) 531-8795

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