



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

2017 General Association Meeting Minutes

Cummings Elementary Multi-Purpose Room
When 30 October 2017, 7-8:30 PM

Introduction (10 Minutes)

Board Members:

President: Gary Lorenz
Treasurer: Nancee Siehling
Secretary: Mark Siehling

Architectural Committee Members:

Paul Kenny
Kevin DeVisser
Ray Schmelzel
Gary Kovitz

Topics

- **New neighbors, please welcome them!**
- 2017 Dexter, Brian and Michelle 1033 Timber Winds
- 2017 Dykstra, Brian and Jennifer 942 Timber winds Dr
- 2017 Rodriguez-Viveros Castillo, Michael and Maria 900 Timber Winds Ct
 - 2016 Groves, Kelly and David
 - 2016 Schrode Mary and James
 - 2016 Toth Jeremy and Rebecca
 - 2016 Simsa Gregory and Kay
- 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. Gary L will set up an email ballot system to insure simplicity and By Laws investigation.
- **President's Report (25 Minutes)**
 - New contract with Bigelow 616 540 6102 (replacing Seasonal Solutions) for snow removal and common areas maintenance. Contact Bigelow to quote your driveway for comparison.
 - Bus stop locations may be better located for safety at flat lighted areas. The bus driver and parents should be consulted.

- Bartlet Tree Service will continue to maintain common areas trees and street lights obstructed by tree branches.
- 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.
- Stewart Schofield resigned treasurer, Nancee S stepped in again.
- Committee for Road Fund report Brian Terborg and Fred Hausman
 - Road Fund Projection \$241000 by Year 2028
 - Recommendation Vanguard Target 2030 VTHR
 - Integrity Transparency investigate bank trust department
- **Treasurer Report (25 Minutes)**
 - Dues reduction to \$625 for 2018 (\$650 in 2016, \$700 for 2017) approved.
 - 2018 budget approved
 - Road Fund: \$15300 has been budgeted for EOY 2017.
 - Road Fund: \$11000 has been budgeted for 2018. This will be deposited into Road Fund account when adequate dues are received.
- **Secretary's Report (15 Minutes)**
 - Marie Kenney nominated and approved as Secretary (2 year term 2018-2019)
- **New Items (15 Minutes)**
 - Approval to move refuse and recycling to Red Creek instead of Republic. Maintain billing to individual members. Transition completion by end of February 2018.
 - An unsafe condition exists along Timbers Winds Lane between the intersection of Timber Winds Ct and Grand Bluffs Dr. due to fast cars and blind hill condition. Dan Arsulowicz will enlist City of Walker to propose solution.

Motion to Adjourn

Serenity Ridge Association

2017 Cash Flow Summary & Budget Report / 2018 Approved Budget

<u>Income / Expense Description</u>	2017	YTD 9/28/17	Approved	Notes
	<u>Budget</u>	<u>Actual</u>	2018 <u>Budget</u>	
Income:				
1) Investment Income (Reinvested)	***	1,860 ***	***	
2) Membership Dues	36,750	36,750	32,812 (a)	
3) Uncollected Dues	-700	-1,400 (b)	0 (c)	
4) Special Assessment	0	0	0	
Total Income:	36,050	35,350	32,812	
Expenses:				
1) Catch Basin Cleaning	6,500	0	6,500 (d)	
2) Landscaping - labor & supplies	4,000	6,291	4,034	
3) Road Repairs & Repave	500	0	350	
3) Salt	800	2,880	2,800	
4) Snowplowing	3,520	2,112	3,520	
5) Insurance	960	684	988	
6) Misc /office supplies	50	377	400	
7) Postage/Delivery	100	90	100	
8) Legal Fees/Accounting fees	300	566	300	
9) Site Repairs (lights & Signs)	800	113	200	
10) Subscriptions (Web)/license fees	20	20	20	
11) Repairs & Other Misc. Expenses	200	82	100	
12) Utilities	3,000	1,953	2,500	
13) To Road Fund	15,300	15,300 **	11,000 €	
Total Expenses:	36,050	30,468	32,812	
Income less Expenses:	0	4,882	0	
<u>Expected HOA Account Balances as of:</u>				
	<u>12/31/2017</u>	<u>9/28/2017</u>	<u>12/31/2018</u>	
Road Fund Account Balance	50,509	45,568	57,384	
Cash/AR	14,000	34,372	20,000	
Cash / Net Worth	64,509	79,940	77,384	

Notes

** Deposit on hold until final expenses 2017

*** excluded from working budget

(a) Dues lowered to \$625/yr 2018

(b) Less 2 owners uncollected

(c.) less 1 owner uncollected

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

(e.) per Road fund committee reduce deposit to \$11,000 per year thus lowering dues to \$625.00
this will be reviewed every two years

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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>	(616) 994-2604	
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 DSC/KVA	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	
Dexter, Brian	1033 Timber Winds Dr SW	<u>49</u>	(616) 402 3180	
Dykstra, Brian & Jennifer DSC/KVA	942 Timber Winds Dr SW	<u>19</u>		
Groves, David & Kelly	904 Timber Winds Ct SW	<u>6</u>	616 6487579	6165407476
Hausman, Fred & Nancy	1091 Grand Bluff Dr SW	<u>34</u>	(616) 791-1995	
Hoese, Todd & Roxanne DSC/ED	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 E/7/11	1002 Timber Winds Dr SW	<u>14</u>	(616) 791-8551	(616) 218-3378

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Kenny, Paul & Marie	3566 Little Timber Ct SW	<u>12</u>	(616) 791-8486	616-723-5239
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
Long, David & Angela	915 Timber Winds Ct SW	<u>8</u>	(616) 735-9910	(616) 446-5685
Longnecker, Gerald & Linda	918 Timber Winds Dr SW	<u>21</u>	(616) 453-7623	
Lorenz, Gary & Therese	990 Timber Winds Dr SW	<u>15</u>	(616) 453-1762	(616) 745-7727
Macholan, Tom & Patricia	3581 Little Timber Ct SW	<u>10</u>	(616) 735-9645	(616) 560-4035
Marzolf, Andy & Sheila	1038 Timber Winds Dr SW	<u>1</u>	(616) 735-4743	
Neff, Kirk & Susan	1026 Timber Winds Dr SW	<u>2</u>	(616) 791-9173	
Nyhuis, Jason & Shannon	973 Timber Winds Dr SW	<u>29</u>	(616) 791-2105	
Nyhuis, Jean	1473 Ridgewood	<u>41</u>	(616) 457-7174	
Orme, Kyle & Elizabeth	1100 Grand Bluffs Dr SW	<u>51</u>	(616) 723-7860	(616) 723-7858
Peddie, Mike & Aimee	954 Timber Winds Dr SW	<u>18</u>	(616) 791-8836	
Plaggemars, Kevin & Mary	3653 Grand Bluffs Ct SW	<u>39</u>	(616) 453-1894	(616) 292-1775
Radlinski, Paul & Stacy	1011 Timber Winds Dr SW	<u>48</u>	(616) 301-9229	(616) 581-8663

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Robinson , Dale Grossman Heidi	1050 Timber Winds Dr SW	<u>54</u>	(616) 551-1076	
Schmelzel, Ray & Gayle	949 Timber Winds Dr SW	<u>27</u>	(616) 667-2620	(616) 822-8852
Schofield, Stewart & Grace	1084 Grand Bluffs Ct SW	<u>46</u>	(616) 735-2930	
Schram, Doug & Cindi	1045 Timber Winds Dr SW	<u>50</u>	(616) 531-7391	(616) 745-1391
Schrode, James & Mary	966 Timber Winds Dr SW	<u>17</u>		
Scully, Dennis	985 Timber Winds Dr SW	<u>30</u>	(616) 453-8600	(616) 791-9694
Siehling, Mark & Nancee	3600 Grand Bluffs Ct SW	<u>43</u>	(616) 299-4403	(616) 204-4115
Simsa Kay & Gregory	906 Timber Winds Dr SW	<u>22</u>	(616)534-0247	(616)450-9006
Terborg, Brian & Deborah	1055 Grand Bluffs Dr SW	<u>31</u>	(616) 403-5880	(616) 570-4165
Toth,Jeremy & Rebecca	903 Timber Winds Ct SW	<u>7</u>	(616) 325-9808	(616) 745-7419
Vachon, Kevin & MaryBeth	930 Timber Winds Dr SW	<u>20</u>		(616) 291-7810
Vandersloot, Gerald & Marsha	916 Timber Winds Ct SW	<u>5</u>	(616) 735-1728	616 633-3979
Versluis, Chad & Rachel	896 Timber Winds Ct SW	<u>52</u>	(616) 706-4202	(616) 292-6710
Webb, Dan & Julie	978 Timber Winds Dr SW	<u>16</u>	(616) 791-9778	
Woodward, John Terri	3629 Grand Bluffs Ct SW	<u>37</u>	(616) 540-5149	(616) 822 7521

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