

Ledgestone Condominium Association

MINUTES

ANNUAL HOMEOWNERS' ASSOCIATION MEETING

November 1, 2011 @ 6:45 p.m.

The Annual Homeowners Meeting for the Ledgestone Condominium Association was held on November 1, 2011 at 6:45 p.m. at 3101 Ledgestone Place NE, Grand Rapids, Michigan 49525.

- The meeting was CALLED TO ORDER at 6:47 p.m.
- The following association members were present at the meeting: Brian Winkelmann (Developer/Manager), Amy Preston (President), Cindy Szotko (Secretary), Sarah Nelson, Raj Reddy, Stella Ugboma, Chad Coe, David Sobota, and Tamara Dingman.
- The following owners were not present at the meeting, but sent their proxy and ballots to Cindy Szotko (Secretary): Matthew Blodgett, Lisa Eischens, Ashraf Mohammed and Melissa Hewlett.
- Determine a Quorum (30% of Unit Owners) – We did have quorum for voting at this meeting.
- Read and Accept Minutes from June 8, 2011 – The minutes from the last meeting were read and approved without changes.
- Treasurer's Report – A copy of the Estimated Annual Budget was distributed and reviewed.
- Managers Report – Gave descriptions of Zero step units being built, and schedules for construction.
- President's Report -
 - A. Went over the estimated budget, went over the profit/loss sheet, went over when the association bills are paid, asked owner's to put association fees on automatic recurring payments, and gave recommendations by management to keep the monthly dues at \$185.00. This would give the association more room to work with and put extra money in the reserve.
- Old Business –
 - A. Went over Water meter issues and schedule to date (85% complete) and once the meters

are operational, the monthly water expense will be deducted from the Association dues.

- New Business

A. I have spent my summer writing our rules and regulations and constructing a website for our development. It has all the information pertaining to the Michigan Condominiums Buyer's Handbook, Michigan Condominium Act, Ledgestone Disclosure Statement, Ledgestone Master Deed, Ledgestone By-laws, Condominium subdivision plan, Amendments, Rules and Regulations, Management contact information, ect.

The website is (www.ledgestonecondominium.com) and is up and running. Everything is there to answer any questions you may have. The new rules and regulations will take effect on November 15, 2011.

B. Visitor parking spots are not for owners/residents to park in, these are for guests only. Owners/tenants are allowed (4)ea vehicles per unit. They are allowed (2)ea vehicles in the garage and (2)ea vehicles on the driveway. No other vehicles are allowed. No Street parking.

C. Payment of Dues: Several owners have been behind this summer and the money has been very tight. Dues are \$185.00 per month due on the 1st. We understand that times are hard, however, the association also has bills to pay, so effective immediately late fees will be applied.

D. Garage lighting or street lighting: we have had requests from unit owners/residents wondering how to turn the garage lights off, wondering if they can have a switch put on this inside of the unit, bulbs being unscrewed or taken out. This needs to be addressed and voted on. It is Code that all Condominium developments must have street lighting. They are given two options to choose from. (Ledgestone Condominium By-laws 7.04 (r) has Option #1.) Option 1. 100% off ALL units must have their garage light fixtures on a photo eye from dusk to dawn. Units are not permitted by code to have a switch on the inside of the interior of the unit to control turning the lights on and off. (Note: The owner/resident is responsible for paying the electric for garage light fixtures.) Option 2. Actual street lights are required. If 100% of unit lights are not on, then street lighting needs to be put in. We would have to get estimates for street light fixtures and installation costs. The cost to run the street lights would be added to the budget. The cost of the street light fixtures and installation would be assessed to (21)ea owners.

We voted and the Ballot for "Garage lights or Street Lights" - Garage lights passed unanimously.

E. Fines for Garage Lighting Violations: we have had some units continually unscrew their garage light bulbs, take the bulbs out, ect. If your light bulb is burnt out you need to report it to Amy Preston, if the bulb is burnt out , you will not be fined. It's more to deter people from unscrewing or taking the

bulbs out.

Ballot for who pays the violation if fined by Grand Rapids Township or Kent County Road Commission:
Option 1. Any fines and fees by the township or road commission should be divided by the owners of the units who have violated the ordinance. Option 2. Any fines and fees by the township or road commission should be divided amongst the (21)ea Owners.

We voted and the Ballot for “Fines For Garage Lighting Violations“ - Option 1: Any fines and fees should be divided by the owners of the units who have violated the ordinance, passed unanimously.

F. Went over the landscaping/snowplowing quote for 2011 - 2012 season. Salting: We need to vote on whether to salt this winter or not. Last year was the first year we salted our part of the road and the association paid the bill and assessed us in the spring. This year the association cannot pay the cost upfront. Due to the water meter usage issues and owner/residents behind on their association dues the associations checkbook is extremely tight. Ballot Option 1. That we do not salt our part of Ledgestone Place Dr NE road, and just have the snowplowing services. Option 2. We salt our part of Ledgestone Place Dr NE road, the owners/residents will prepay the service for this winter, and the salting cost is in the 2011/2012 budget will be put into the savings account to pay for the salting for the 2012/2013 winter.

We voted and the Ballot for “Road Salting for Winter 2011/2012” - Option 1: No salting passed unanimously. (Plowing Only.)

G. Went over how long the Association should wait before butting off an Owners/Residents service because of non payment of association dues and/or assessments. This summer we have had several owners who have been more than a couple of months behind on their association fees. We understand that times are hard, however, the Association also has bills to pay. Ballot Option 1. The Owner/Resident has two (2) months to be behind before services will be suspended. Option 2. The Owner/Resident has three (3) months to be behind before services will be suspended.

We voted and the Ballot for “Suspending Owners/Resident Services for Non Payment of Association Dues or Assessment” - Option 1: Suspend services if two months behind passed - passed unanimously, but Warning letters need to be sent out before services will be suspended.

H. We went over the budget and verbally voted. The new budget was passed, so effective 12/01/11 the Association dues will be \$145.00. (The dues were \$143.46, but we voted to make it \$145.00 with \$1.54 per unit per month going into the reserve fund.

I. According to the By-laws, the managing office is suppose to have a Certificate of Insurance for your Condo insurance in the office . Please call you insurance agent and have them email your certificate to

Kathy Rodewald at: Kathy@dtswink.com

J. According to the By-laws, the managing office is suppose to have current owner addresses, emergency contact numbers, current mortgage information, ect. Please fill out a Co-Owner Information Form (on the Administration tab on the website), seal in an envelope and put in Amy's paper slot on her mailbox, once I have all of them I will forward to Kathy.

The floor was opened to the owners for any additional input, Sarah Nelson, brought up the fact that trash is all over her yard from the construction companies, she asked if anyone else was having trouble, all of us said that trash is everywhere including the ponds at the entrance. Brian Winkelmann (Manager) is going to talk with the construction crews regarding this. If it continues, please call and report it to Kathy or Brian.

K. Next Homeowners' Association meeting will be Tuesday, May 8, 2012 at 7:00 PM.

- The meeting was ADJOURNED at 8:30 p.m.