



Annual Meeting
Monday, May 13, 2019

MINUTES

CALL TO ORDER-

Ellen Johnson called the meeting to order at 7:00pm.

WELCOME & PURPOSE OF MEETING-

Welcome! Largest group to date! Ellen Johnson explained the purpose of the Meeting – to elect new board members as required by our governing documents...and to have pizza together!

WELCOME NEW RESIDENTS-

Ellen Johnson welcomed new residents and asked them to stand. We've had several sales since the last annual meeting.

Introductions were made of the current Board of Directors, with a special thank you to Aaron Pressel, who's term was expiring this meeting, but recently resigned and sold his unit. Introductions of Committee Chairs and Associa/Kramer-Triad staff.

PROOF OF NOTICE OF MEETING-

Proof of Notice of Meeting was given by Kendra Zunich, Community Association Manager. Notice was mailed to all co-owners 30 days prior to tonight's meeting.

DETERMINATION OF QUORM-

Seventy- six in person and by proxy. Forty-one required to officially hold tonight's meeting.

APPROVAL OF 2018 MEETING MINUTES-

Motion by Linda Ham to accept the 2018 AM minutes as presented. Seconded by Nick Oliverio. Motion carries.

PRESIDENT'S REPORT & ANNUAL REVIEW

Projects

- Roofing
 - In the current roofing cycle, 64 buildings have been completed. Beginning in 2017, gutters were added to the project, upper sections of the roofs only. Gutters were added to buildings completed in 2015. Roofs completed in 2016 will have gutters installed during next FY phase.
- Crabapple Program
 - Many of the Village's crabapple trees are dead, diseased or dying. The Landscape Committee worked with the Village's landscape contractor and horticulturist to identify trees that need to be removed & replaced.
- Foundations
 - The Board set aside money in the budget, along with what was not spent in the previous fiscal year's budget. Most problem trees compromising foundations have already been removed.



- Pool
 - Marcite was resurfaced with a blue hydrazo product. Concrete along the pool was painted. Winter/seasonal pool cover was replaced. Fascia was replaced/repared on the pool house.

Miscellaneous Updates

- The maintenance team completed 969 work orders from May 1, 2018- April 30, 2019.
- Resale values remain strong. Units are also selling very quickly.
- Electric Vehicle Charging Station was installed on Fernwood (approved modification request, modification funded solely by the co-owner). The ribbon cutting ceremony took place last week!
- The 2nd Annual Home and Garden Tour was held July 14, 2018. Look for details surrounding the next exciting tour scheduled for July 2019!
- Resident Rules re being revised. The Association's rules are very outdated. The Board, with committee input, has been working on revisions such as confirming relevant City ordinances, the Village's approved specification, maintenance responsibility matrix, etc.

Upcoming Events

- Flower Giveaway- May 18, 2019
- Yard Sale- June 1, 2019
- Pool Party- July 27, 2019
- Pumpkin Carving- October 26, 2019
- Pooch Plunge- TBA

Budget

- Windows and doors are a priority to most residents, according to the survey.
- The Board works hard to realign to meet current and future obligations, and we are considering all options.
- A reserve study update has been ordered. The Board will really tailor the Association's priorities. The Board is building to meet our financial obligations and requirements with our reserves. Our goal is always 20%, but 10% is required by the Michigan Condominium Act.
- The two biggest operating expenses are staff payroll and landscaping (we live on 64 acres!).
- We contribute \$300K annually to our reserve fund, which is allocated to various capital improvement projects such as roofs & gutters, concrete, etc.

COMMITTEE UPDATES

Maintenance & Modification Committee, Leif Millar, Chairperson

Leif Millar thanked the volunteers who give their time to the committee. Ellen Johnson touched on projects that this committee had input on: roofing, pool items, renewing and updating all our specifications. The M&M committee reviewed and approved numerous and various modification requests from co-owners all year long.

Landscape Committee, Brian Rice, Chairperson

Brian Rice acknowledged, and thanked committee members present and explained the purpose of the committee. The committee reviewed and approved over 70 landscape requests last year. Brian Rice reviewed the Crabapple



Tree program. Swales and drainage are a constant issue for the Landscape Committee. Flower Giveaway reminder, happening this coming Saturday. Favorite event of the season!

ELECTION OF DIRECTORS

Nominations from the Floor

Linda Ross, self-nominated, added her name to the ballot. Linda Ross provided a brief introduction of herself & why she wanted to run for an open seat.

Leif Millar, self-nominated- added his name to the ballot. Leif Millar provided a brief introduction of himself & why he wanted to run for an open seat.

Ellen Johnson, incumbent, provided a brief introduction and why she is running for reelection.

Kendra Zurich explained the election process. There are three (3) candidates and only two (2) open seats, so the election was going to ballot. Two (2) co-owners, under the supervision of Thayer Moran, collected and tallied the ballots.

OPEN FORUM/OTHER BUSINESS

- 2392 Jeanne asked if we could get better trees and increase the variety of trees in the community.
- The windows are in bad shape and have been budgeted for many years, but we don't have enough to do a full replacement. In the late 80's the windows were installed during the conversion to cooperative. Window repairs since then have been done as needed. There is no replacement.
- Question regarding new Garden Marker Program participation requirements. New this year: PV will trim trees and shrubs, so you don't have to.
- Solar panels? The building's load bearing max with the addition of plywood won't support panels. It's not structurally possible here at PV, this was reviewed recently by a structural engineer hired by the Village.

ELECTION RESULTS

Ellen Johnson and Leif Millar were elected to serve 2-year terms.

ADJOURN MEETING

Janet Fry motioned to adjourn the meeting at 8:39. The motion was seconded by Cindy Bostwick. Motion carries.