

LINKS AT ROLLING MEADOWS CONDOMINIUM ASSOCIATION

Annual Association Meeting Minutes

Tuesday, June 21st, 2022, on the Pool Deck at 7:00 p.m.

- 1) **Call to Order:** Dave Herman (President) called the Links Annual Association Meeting to order at 7:00 p.m. on June 21st, 2022. 53 - Residents attended with 19 - Proxies submitted = 72. A quorum was present (60 or more).
- 2) The meeting was opened with prayer by resident, Ron Beyer.
- 3) **Current Board of Directors** were introduced as well as Waveland Mgmt. rep., Sue Auchtung.
- 4) **New Residents** were introduced and welcomed: Vickie Mast, 1293 Prestwick Drive & Robert and Jan Sommerville, 1268 St.Andrews Drive.
- 5) **Minutes of our June 15th, 2021 Annual Association Meeting** were reviewed and moved by Nyenhuis and 2nd by VanderKolk for approval. Approved unanimously.
- 6) **Nominations for 3 - Board of Directors**, Those running for "2-year Terms" were presented: Nick deVries, David Herman & Paul Yared. Nyenhuis moved and Brunink 2nd that we close the nominations and approve by acclamation, the slate presented. Approved unanimously.
- 7) **LINKs 2021-2022 Treasurer's Report** was presented by Tim Dyk. It shows Reserves of \$575,000 with \$380/month dues paid per unit and 1-Additional Assessment of \$380/year that is helping to cover the costs of roof replacements (5-units this year at approx. \$57,000, we have a total of 118-units and a clubhouse, 50-buildings). Moved by Borr and 2nd by Beyer to accept the report as presented. Passed unanimously.
- 8) The option of a full **Audit** of the LINKs finances was presented. A motion by Borr and 2nd by Whyard to forgo an audit because of the financial oversight of Waveland, and our treasurer being a CPA, was voted on. Passed unanimously.
- 9) **Committees** were introduced and explained:
 - a) **Landscape and Garden:** Kathy Roper and Jeff VanderKolk
 - i) Please submit your "request to modify" to them for review. The association is replacing, in an orderly fashion, dead and dying landscaping, as it is deemed appropriate. At resident's expense and willingness to maintain, it is usually approved to enhance landscaping – just don't propose "invasive" species and keep in mind how they will be watered.
 - b) **Pool Committee:** John Arnoldink and Brian Borr
 - c) **Pool Closing Committee:** Kathy VanderKolk and daily, evening volunteers
 - d) **Golf Committee:** Dave Goetz
 - e) **Golf Leagues:** Terri Borgman (Ladies) and Tim Dyk (Men's)
 - f) **Tennis:** Lynn Schipper
 - g) **Pickleball:**
 - h) **Welcome of New Residents:** Jane Borr
 - i) **Care Committee:** Lucy Larsen
 - j) **Social Committee:** RaeAnn Whyard
 - k) **Sprinkling Committee:** Bill Lawton & Hal Miller
 - l) **Snow Removal Committee:** Joe Dally
 - m) **Maintenance Committee:** Randy Blauwkamp & Nick deVries
- 10) **The State of the LINKs Association Projects:**
 - a) Pool Painting was completed in the fall and the 6' privacy fence has been installed.
 - b) Hollandia will be installing the landscaping along the pool fence in the next few weeks.
 - c) Roofing, chimney caps and vents have been installed by Werner Roofing on 5-units as part of a plan to update all of the units in the complex as they are needed.

- d) Roof Gutters, downspouts and pop-ups are being cleaned on all units and screened gutter guards are being installed as roofs are done to reduce future maintenance issues.
 - e) The St.Andrews Cul-de-sac has had its landscaping refreshed by the landscape committee.
 - f) Tree trimming was handled on the coldest days of winter by A-Cut-Above and the landscape team.
 - g) Sidewalk and driveway, "trip hazards" have been noted, some repaired with others to be "sawn down" to avoid future issues.
 - h) Front Porch Pillars are scheduled for late June painting and the stones on the bottom will be reglued as needed.
 - i) Following a difficult winter of snow plowing the roadways have been patched and we anticipate a reduction of brining (salting) to preserve their longevity before repaving by the association.
 - j) A Bocce Ball Court is being designed as a new amenity to complement the shuffleboard court. It will cover the East court and provide a less strenuous activity for all of the residents that is being paid for out of our "Social Fund" and constructed by Lynn Schipper, Greg Goff, Jerry Brunink & Randy Blauwkamp. A big "Thank You" to them and their volunteers!
- 11) **Issues** your Board sees on the horizon
- a) Reserves: We are working to rebuild funds that were used for decks that needed to be replaced prematurely.
 - b) We've begun a yearly process to replace a few roofs as they have aged.
 - c) Need for new asphalt roads.
 - d) Tennis Court – working for a solution to eliminate the "dead spots".
 - e) We're keeping in-touch with Fillmore Township zoning officials to keep the property to the West of Ottawa Avenue "agricultural" or "residential".
 - f) The "Drains" and "Ditches" are being watched by Rick Burn to keep the related government entities knowledgeable of their effectiveness in handling the water runoff from the related properties.
- 12) **Questions and Comments:**
- a) Jill Goetz, Vice President, fielded a few questions and encouraged all residents to get involved with their association. Please sign-up on the "volunteer" list by the entry.
 - b) The Crazy Horse \$50 Gift Certificate for attendance was drawn from all present and the winner is: George Davis.
- 13) At 7:52pm Jane Borr moved and 2nd by Randy Blauwkamp to adjourn the Annual Meeting, approved unanimously.

Respectfully submitted,

Nick deVries, Secretary, The Links at Rolling Meadows Condominium Association