

LINKS AT ROLLING MEADOWS CONDOMINIUM ASSOCIATION

Annual Association Meeting Minutes

Tuesday, June 20th, 2023, Graafschap CRC, 7:00 p.m.

- 1) **Call to Order:** Dave Herman (President) called the Links Annual Association Meeting to order at 7:08 p.m. on June 20th, 2023. 59 - Residents attended with 14 - Proxies submitted = 73. A quorum was present (60 or more).
- 2) The meeting was opened with prayer by resident, Pat Locke.
- 3) **Current Board of Directors** were introduced as well as Waveland Mgmt. Rep., Kelly Ulicny.
- 4) **New Residents** were introduced and welcomed: Cheri Durant & Vern Garvelink, 342 Turnberry Way, Jerry & Darlene Alferink, 1239 Prestwick, Chris & Michelle Lahti, 1249 Prestwick, Clay & Janis Greiffendorf, 1325 St.Andrews, Keith & Lydia Frens, 1274 Prestwick, Bill & Jenny Systma, 363 Turnberry Way, Elizabeth (Betsy) Bondurant, 1326 St.Andrews and Robert & Janet Magnlitz, 389 Troon Court. There is just 1 – Unit for sale, 1240 Prestwick.
- 5) **Minutes of our June 21st, 2022 Annual Association Meeting** were reviewed and moved by Nyenhuis and 2nd by Locke for approval with 2 grammatical corrections. Approved unanimously.
- 6) **Nominations for 4 - Board of Directors to “2-year Terms”** were presented: Dorothy (Dot) Dirkse, Tim Dyk, Barb Lawton & Steve VanLoo. Each of the candidates stood up and gave us a brief introduction of their qualifications and investment at the LINKs. After asking for additional nominations from the membership, and receiving none, it was moved that nominations be closed and we approve the slate by acclamation. Nyenhuis moved and Brunink 2nd. Approved unanimously. Retiring Board Members were Thanked and applauded for their service.
- 7) **An annual Finance Report** was presented by Tim Dyk. It reflected Reserves at the beginning of 2023 of \$531,705 and a General Fund balance of \$49,160. Monthly dues for each condo this year are \$415 with one additional assessment of \$415 that was deposited in the Reserve Fund in May. A budget summary is also reviewed as well as the projection of key Reserve expenses over the next several years. It was moved by Greiffendorf and 2nd by Durant to approve. Passed unanimously.
- 8) **The option of a full Audit of the LINKs finances** was presented. A motion by Borr and 2nd by Yared to forgo an audit because of the financial oversight of Waveland, and our treasurer. Passed unanimously.
- 9) **Committee Members** were introduced and their duties explained with thanks:
 - a) **Landscape and Garden:** Kathy Roper heads up a wonderful group of volunteers, including: Julie Campbell, Becky Dyk, Jan Sommerville, Vickie Mast & Vern Garvelink.
 - 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:** Connie Cronin (Ladies) and Tim Dyk (Men’s)
 - f) **Tennis:** Lynn Schipper
 - g) **Pickle ball:**

- h) **Welcome of New Residents:** Jane Borr & Gloria Schipper
- i) **Care Committee (Helping Hands):** Lucy Larsen
- j) **Social Committee:** RaeAnn Whyard
- k) **Sprinkling Committee:** Bill Lawton & Vern Garvelink
- l) **Snow Removal Committee:** Joe Dally
- m) **Drain Committee:** Rick Burn
- n) **Maintenance Committee:** Jerry Brunink & Nick deVries

10) **The State of the LINKs Association Projects:**

- a) A new digital heater has been installed for the Hot Tub and is working perfectly.
- b) Some new shade has been added to the pool area with 2-new 10' umbrellas and 2-Polywood round tables for your relaxation and entertaining pleasure.
- c) The Sports Complex is seeing increased usage in Swimming, Bocce ball, Tennis, Pickle ball and golf leagues.
- d) Larry Kleinheksel you have done a superb job of Fundraising through the annual Pig Roast. We Thank You for your willingness to assist with a transition to a new M.C. for 2023.
- e) Roofing, chimney caps and vents have been installed by Werner Roofing on 5-more buildings as part of a plan to update all of the units in the complex as they are needed.
- f) We are experimenting with gutter guards as the roofs are being repaired.
- g) Roadways were patched in May to extend the life of our roads and improve drainage.
- h) Cement has been "lifted" on Sidewalk and driveway, "trip hazards".
- i) Tree trimming was completed in March.
- j) Thanks to the Sprinkling Team, especially Vern Garvelink for helping transition to a new sprinkling service with Dave Johnson
- k) Joe Dally, Thanks for monitoring the snow plowing this past winter.
- l) RaeAnn Whyard, your coordination of the Social Activities around the LINKs is very much appreciated: Pancake Breakfast, Ice Cream Social, Margarita Party, Pig Roast, Coffees, etc.
- m) It's wonderful to have a New Residents Welcoming Committee headed by Jane Borr and Gloria Schipper.
- n) Terri & Steve Borgman, we are so thankful for your oversight of the Clubhouse American Flag and the sponsorship of our "Golf & Grill" activities.
- o) Thanks to Dave Goetz for working with the Golf Course to improve playing conditions and relationships with the course personnel.
- p) The Clubhouse is being overseen by John & Ginny Swierenga – Thanks!
- q) "LINKs LIFE" Newsletter is always looking for news. See Donna VanIwaarden with your ideas as she is a most creative editor and publisher who keeps us all informed.
- r) Several "retaining" rock walls have been rebuilt for safety.
- s) The ponds have been treated for the 2nd time and the surrounding stones will be weeded.
- t) The last of the Prestwick and St.Andrews Front Porch Pillars are scheduled for late June painting and the stones on the bottom will be reglued as needed.
- u) Please update your "Directory" contact information. Thank You to Julie Campbell for updating our Pictorial Directory App and the LINKs Website
- v) Thanks to Rick Burn for his diligent work of communicating drain issues with the government.

11) **Issues** your Board sees on the horizon

- a) Reserves: We are working to rebuild "reserve" funds.
- b) The Tennis Courts are scheduled to be replaced this coming August. Kleinheksel is overseeing this project.

- c) Competitive bids are being solicited for Landscaping, Sprinkling & Snow Removal
- d) Golf Course relationships. The LINKs residents should reserve tee times (616) 395-5926 with the ProShop, should exhibit proper etiquette and respect to the players on the course by not interfering with their play and using courteous language. For your safety and the course's liability, recreational walking on the cart pathways is limited to the hours that the course isn't being used and the ProShop is closed (generally open 7:30am – 9:00pm). If you are a non-golf playing condo unit, you are welcome to ask Mr. Ron Brink personally for permission for a family member to play a complimentary round of golf.
- e) We would welcome a "Historian" to post archives to our, www.thelinksholland.com website.
- f) Speed Limit Signs were discussed and all agreed to talk personally to offenders, rather than posting signs.

12) **Questions and Comments:**

- a) Jill Goetz, Vice President, fielded a few questions and encouraged all residents to get involved with their association.
- b) Weeding was questioned. According to our Hollandia Contract. They will weed 6-times during the season at \$1,187/time. Please don't plant invasive species as this will cost us extra. Hollandia will also spray the rocks around the ponds for "Horsetail".
- c) Hauling away some garden committee cuttings and shrubs has been done by Hollandia. They've been brought on Thursdays to the parking lot by the golf course for them to take care of disposal. If residents have access to a small trailer, the garden committee would welcome help with larger items.
- d) Waveland will coordinate e-mails to residents to ensure that you are receiving information about work related visits by vendors. Please let Kelly know if you are not on the email list and would like to be included.
- e) Ron Beyer thanked David Herman for being "the engine" that keeps the association rolling.
- f) The Crazy Horse \$50 Gift Certificate for attendance was drawn from all present and the winner is: Larry Kleinheksel who then donated it to the fall Pig Roast fundraiser.

13) **Adjournment** of our Annual Meeting was called for at 8:22pm, Beyer moved and 2nd by Greiffendorf, approved unanimously.

14) **A tour of the Graafschap CRC Heritage Museum** was conducted by Bill Systma immediately following adjournment. Thanks for the history lesson and fine insights into the establishment of the West Michigan area by Europeans.

Respectfully submitted,

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