

LINKS AT ROLLING MEADOWS CONDOMINIUM ASSOCIATION

Annual Association Meeting Minutes

Tuesday, June 25th, 2024, Graafschap CRC, 7:00 p.m.

- 1) **Call to Order:** Dave Herman (President) called the Links Annual Association Meeting to order at 7:03 p.m. on June 25th, 2024. 62 – Resident Units were represented with 12 - Proxies submitted for a total of 74 units represented. A quorum (60 or more) was present.
- 2) The meeting was opened with prayer by resident, Ron Beyer.
- 3) **Current Board of Directors** were introduced as well as Waveland Mgmt. Rep., Kelly Ulicny. This is her 2nd year with The LINKs and she is ready to handle the issues you may experience with your condo or the association.
- 4) **7 New Residents** were introduced and welcomed: Kim & Karen Baiers at 357 Turnberry, Josephine Delao (& Ryan Essenburg) at 363 Turnberry, Maxine Flavin at 1240 Prestwick, Bill & Jenny Systma moved from 363 Turnberry to 382 Troon, Robert & Janet Magnlitz at 389 Troon, Paul & Dee Stagg at 1284 Prestwick and Jim & Sandy VanDeWege at 1318 St.Andrews. Currently there is just 1-Unit for sale, 1255 St.Andrews. Welcome to The LINKs!
- 5) **Minutes of our June 20th, 2023 Annual Association Meeting** were reviewed and moved by Nyenhuis and 2nd by Greiffendorf for approval with 3 grammatical corrections. Approved unanimously.
- 6) **Nominations for 3 - Board of Director Members** to "2-year Terms" were presented: David Herman, Gary Schra and Paul Yared. Calling for additional nominations from the floor yielded no additions. Durant moved that we close the nominations, 2nd by Dyk. Beyer moved, 2nd by Evert, that we approve the slate of 3-residents presented to serve on the LINK's Association Board by acclamation. Approved unanimously. Retiring Board Member, Nick deVries was thanked for his outstanding service to the community.
- 7) **A Finance Report was presented by Treasurer - Tim Dyk:** The handouts are attached. The first page that was discussed showing the revenue and expense amounts per condo per month for the current and prior 4 years. It was noted that for 2024 the monthly HOA fees are \$425/mo., an increase of 2.4% over the prior year. It was also noted that we have a balanced budget. The second page showed the total actual revenue and expenses for each of the past 4 years. It was noted that we had a surplus of \$23,220 for the General Operating Fund last year (2023). The Reserve Fund activity was reviewed, and it was noted that the ending balance was \$393,054. The 3rd page showed the Reserve Fund history and projections in graph form. It was noted that we are currently spending significant amounts from the reserve due to roofing and tennis court projects. Our financial plan is to replenish the reserves after the older roofs are completed. The extra month's payment has helped maintain "reserve" funds for the financial health of our LINKs association.
- 8) **The option of a full Audit of the LINKs finances** was presented. A motion by Blauwkamp and 2nd by Greiffendorf to forgo an audit because of the financial oversight of Waveland, and our CPA treasurer passed unanimously.

- 9) **Committee Members:** Several committee members were introduced, and their duties explained with "thanks". It was noted that the most recent community newsletter included an extensive list of volunteers and committee members. Such involvement is a great way for new residents to meet their neighbors. This community is grateful for your service and more volunteers are welcome. Committee contacts are listed below:
- a) **Landscape and Garden:** Kathy Roper and Vickie Mast
 - b) **Clubhouse Supervision:** Gary & Connie Schra
 - c) **Pool Committee:** John Arnoldink and Brian Borr
 - d) **Pool Closing Committee:** Kathy VanderKolk and daily, evening volunteers
 - e) **Golf, Tennis, and Pickleball Committee:** Dave Goetz and Steve VanLoo
 - f) **Golf Leagues:** Connie Cronin (Ladies) and Tim Dyk (Men's)
 - g) **Welcome of New Residents:** Jane Borr & Gloria Schipper
 - h) **"LINKs LIFE" Newsletter:** Jan Sommerville (Donna VanIwaarden e-mail distribution)
 - i) **Care Committee (Helping Hands):** Lucy Larsen
 - j) **Social Committee:** RaeAnn Whyard
 - k) **Sprinkling Committee:** Vern Garvelink & Craig VanHekken
 - l) **Maintenance Committee:** Jerry Brunink, Nick deVries, Barb Lawton & Steve VanLoo
 - m) **Flag Committee:** Steve and Terry Borgman
- 10) **Social Events** – RaeAnn Whyard, Social Committee Chair mentioned several events
- a) The Spring Pancake Breakfast was held June 1st. Thanks to Bruninks, VanHekkens, Borgmans and VanderKolks
 - b) The Margarita Party will be held July 12th. Thanks to Steve Borgman and Craig VanHekken.
 - c) Fundraising through our annual Pig Roast will take place, Friday, August 16th. Please donate items for the silent auction.
- 11) **The State of the LINKs Association Report** (Dave Herman)
- a) We have a new landscaping company, DeHamer from Grandville. They are mowing on Fridays and pulling large weeds monthly. They outsourced the mulching and apologized for being so late in the season. They are adjusting to our size and improving their crews as we work together to provide residents with a lush landscape. Snow plowing also was a learning experience and DeHamer has pledged to do better in 2024-25.
 - b) Thanks to the Sprinkling Team for your herculean efforts, especially Vern Garvelink & Craig VanHekken for helping to fix sprinkling issues and update controllers with Dave Johnson, of Waterworks, sprinkling company of Allendale.
 - c) The tennis and pickleball courts (Sports Complex) are now landscaped and ready for play. The Grand Opening will be celebrated Friday, June 28th with Holy Smoker's BBQ Truck and our 1st Pickleball Competition. The budget for the project was about \$155,000 and involved five contractors. The final cost was \$171,742, including \$15,000 in landscaping that was not included in the original budget. Thanks to Larry Kleinheksel for his leadership on this project. Thanks also to Steve VanLoo, Vern Garvelink, Craig Vanhekken and Paul Rhodes.
 - d) We have sent out several letters over the last year regarding the FEMA floodplain changes and the impact on our community. About 70% of our 50 buildings are now considered in the 100-year floodplain. The FEMA study did not take into account drainage, building design, and other factors that we think should get some of our homes out of the newly designated floodplain. The Board has hired Fishbeck Engineering to attempt to get FEMA to revise their floodplain maps and exclude as many of the LINKs Condo buildings as possible. This would possibly remove mortgage company requirements regarding flood insurance, and assist in

selling your condo. This is a long, complicated process as your Board is seeking to restore additional value to your property and the whole association. Please review your individual unit's content insurance policies with your agent and be sure that you are adequately protected. We do not currently have structural flood insurance or insurance to cover your building contents. Our reserves would need to cover any structural damage to the exterior. We will keep you posted as we learn more about the FEMA changes and our options. Flood content insurance for \$100,000 should cost about \$500 - \$700 per year.

- e) Roofing, chimney caps and vents have been installed by Werner Roofing on 6-more buildings as part of our maintenance plan. We are installing gutter guards as needed on the new roofs that have large trees nearby.
- f) We are starting to paint porch pillars and arches on a 3-year rotation (white, beige & tan).
- g) Many Smoke / CO Detectors have exceeded their 10-year life expectancy and are recommended to be replaced for your personal, and your neighbor's safety. Please be sure that your safety equipment is up-to-date and working properly, then report the age of your detectors to Waveland so that they may assure your neighbors that everyone at the LINKs is safe. Kelly Ulicny will send out more information about this. The production date of the detector is on the inside of the cover.
- h) Downspouts and "pop-ups" are being located, cleaned and repaired. Craig VanHekken is willing to help you find yours and train a team of volunteers to maintain these to properly remove rainwater from our property. Gutter Guards are being considered for all newly roofed condos to help eliminate the future clogging of these downspouts.

12) **Additional Issues Discussed and Questions**

- a) Siding, Windows, Doors and Roads are all being monitored for replacement needs.
- b) A question was raised regarding a "succession plan" for the ownership of the golf course to assure residents of ongoing preservation of this amenity our condos are built around. The By-laws provide the minimum standards for the maintenance of the course, and we believe any future owners would need to maintain it at that standard. We will investigate this further.
- c) Please update your "Directory" contact information. Thank You to Julie Campbell for updating our Pictorial Directory App and the LINKs Website. Nick deVries will take pictures as needed.
- d) Communications (Facebook Page for the LINKs or adding a bulletin board page to the LINKs LIFE Newsletter) was mentioned as possibilities if a resident would like to run with this?

13) **Closing Comments:**

- a) Nick deVries "Thanked" all for their attendance and his opportunity to serve the association.
- b) The \$50 Gift Certificate for attendance was drawn from all present and the winner was: Donna VanIwaarden.

14) **Adjournment** of our Annual Meeting was called for at 8:35pm and accepted by acclamation.

*Respectfully submitted,
Nick deVries, Secretary, The Links at Rolling Meadows Condominium Association and Amended by the Board.*