

Ledgestone Condominium Association

MINUTES

ANNUAL HOMEOWNERS' ASSOCIATION MEETING

May 8, 2012 @ 7:00 p.m.

The Annual Homeowners Meeting for the Ledgestone Condominium Association was held on May 8, 2012 at 7:00 p.m. at 3101 Ledgestone Place NE, Grand Rapids, Michigan 49525

-The meeting was CALLED TO ORDER at 7:00 p.m.

-The following association members were present at the meeting: Brian Winklemann (Developer/Manager), Amy Preston (President), Leslie Schultz (Treasurer), Cindy Szotko (Secretary), Tamara Dingman, David Sobota & Melissa Hewlett.

-Determine a Quorum (30%) of Unit Owners) – We do have quorum for voting at this meeting.

-Accept Minutes from November 1, 2011 – The minutes from the last meeting were approved without changes.

-Treasurer's Report – A copy of the Annual Budget and Balance Sheet were distributed and reviewed.

-Manager's Report – The Zero Step condos are 99% complete. These units are ideal for those with disabilities. One of the rentals is moving out. Brian Winklemann mentioned a black Honda Civic that has been parked in the visitor parking area for an extended time period and suggested having it towed. Amy advised a warning letter be sent out first.

-President's Report - The Budget and Profit/Loss Statement were reviewed.

-Old Business – The Co-Owner Information Form and a Certificate of Insurance for every unit needs to be submitted to Kathy as soon as possible.

-New Business –

- A. A builder has been hired to handle all of the Association repair issues. Assigned projects so far are cleaning of dryer vents , tree trimming, fixing porch bricks, and deck cleaning and staining. Amy asked for any outstanding issues that were reported at the last meeting.
- B. Salting – It has been decided to continue with no salting and holding off on adding it back to into the budget at this time.
- C. Summer Association Get Together – The suggestion was made to have a neighborhood potluck style gathering this summer to allow everyone an opportunity to get to know their neighbors. Amy will e-mail everyone for suggested dates.

D. Distribution List – Amy will do a Ledgestone Condo Association distribution list with phone numbers and send it via e-mail. This list will not be posted on the Ledgestone website for confidentiality purposes.

-Next Homeowners Association Meeting will be Tuesday, November 6 at 7:00 p.m..

-The meeting was ADJOURNED at 8:00 p.m.