

Ledgestone Condominium Association
MINUTES
ANNUAL HOMEOWNERS' ASSOCIATION MEETING
August 29, 2013 @ 7:00 p.m.

The Annual Homeowners Meeting for the Ledgestone Condominium Association was held August 29, 2013 at 7:00 p.m. at 3101 Ledgestone Place NE, Grand Rapids, Michigan 49525.

- The meeting was CALLED TO ORDER at 7:06 p.m.
- The following association members were present at the meeting: Amy Preston (President), Leslie Schultz (Treasurer), Tamara Dingman, Melissa Hewlett, Lauren Gagnon, David Sobota, & Chad Coe.
- The following owners were not present at the meeting, but sent their proxy and ballots to Ashraf Mohammed, Nick Duley, Clay Buysse and Brian Winkelmann (Developer) who has Six votes..
- Determine a Quorum (30% of Unit Owners) – We did have quorum for voting at this meeting.
- **Approval of Minutes:**
 - A motion was made by Amy Preston to approve Minutes from July 31, 2013 Invalid meeting. Leslie Schultz seconded the motion.
 - Vote: Unanimous approval.
 - Resolved: The minutes of the July 31, 2013 Invalid meeting are approved and entered into the Association records.

Reports:

Profit & Loss Statement Reviewed by Amy Preston. Written reports presented and maintained in Association records.

Budget Proposals: reviewed by Amy Preston. Written reports presented and maintained in Association records.

Business:

A motion was made by Amy Preston that Owner's/Resident's would be responsible for changing their own garage lights with Soft White 60 Watt Fluorescent bulbs.

Tamara Dingman seconded the motion.

Vote: Unanimous approval.

Resolved: Owner's/Resident's are responsible for changing the garage lights and this change will be notated in the Rules and Regulations.

A Motion was made by Amy Preston to vote on \$163.00 Monthly Budget or \$180.00 Monthly Budget. Ballots were passed out, completed, and the votes were counted.

Vote: (7) for \$163.00 and (8) for \$180.00.

Resolved: That the monthly Association dues of \$180.00 be effective for October 1, 2013.

Board Members: Secretary position was filled incorrectly , Per By-Law Article IV, 4.03 a,b,d. Brian Winkelmann (Developer) can appoint someone other than David Sobota (Business Partner - Conflict of Interest) to fill the open secretary position. However, Brian incorrectly appointed himself as Secretary, the By-Laws state that non-developer co-owners can be elected into positions or the developer during the first board may appoint a co-owner. Brian states that he as the developer has appointed himself as an owner, but this is a conflict of interest and we disagree on this. I left it with Brian that he could appoint someone, but that it is a conflict of interest with him appointing himself on the Board. Brian needs to appoint a secretary, if not, elections for secretary will be held in the spring.

GAS LEAK COMPLAINT: Unit at the end of the street was tapping into, had a major a gas leak for two days, children were in the home, tapping into a gas line is not allowed for safety issues.

Developer Rights: Are up for renewal at the end of the year. Do we renew construction rights with Brian Winkelmann? What do we want to do? Terminate or Renew?

Meeting adjourned at 8:06 p.m.