

6/23/21



ANNUAL Meeting

7:00 PM - Tuesday June 23, 2021

Plymouth Charter Township Hall
Located at 9955 N. Haggerty Rd., Plymouth MI 48170

AGENDA

1) **COMMENCEMENT OF MEETING:** Time 7:02pm

2) **DIRECTORS ROLL CALL, SIGN IN**

- a) Mike Bailey, President - **Here**
- b) Kevin Wagner, Vice President - **Here**
- c) Colleen Ferguson, Secretary - **Here**
- d) Theresa Horka, Treasurer - **Here**
- e) Tara Duenas, Director - **Here**

3) **MEMBERS ROLL CALL**

- | | |
|-------------------------------|----------------------|
| Unit 1 <u>Here</u> | Unit 10 <u>Here</u> |
| Unit 2 <u>Here</u> | Unit 11 <u>Here</u> |
| Unit 3 <u>Here</u> | Unit 12 <u>Here</u> |
| Unit 4 <u>Here</u> | Unit 13 <u>Here</u> |
| Unit 5 <u>Here</u> | Unit 14 _____ |
| Unit 6 <u>Here</u> | Unit 15 <u>Proxy</u> |
| Unit 7 <u>Here</u> | Unit 16 <u>Here</u> |
| Unit 8 <u>Proxy</u> | Unit 17 <u>Here</u> |
| Unit 9 <u>Here</u> | Unit 18 <u>Proxy</u> |
| Property Manager: <u>Here</u> | |

4) QUORUM – The quorum threshold is 6.3 units, the quorum has been met.

5) PROOF OF NOTICE

- a) Notice sent April 28, 2021
- b) Notice sent May 29, 2021

6) APPROVAL OF MINUTES

- a) Minutes – no comments received after last the 2019 meeting minutes distribution
- b) Motion to approve minutes by: **Sybil**
- c) Seconded by: **Rebecca**
- d) Vote results: Yay's 16 Nay's 0

7) REPORT OF OFFICERS

- a) President (None)
- b) Vice President (None)
- c) Treasurer
 - i) Status of the River Bend Condominium Association Accounts – **Reviewed the financial statements and went over the CDs.**
 - ii) Association books audit results
 - (1) Motion to approve audit by: **Rebecca**
 - (2) Seconded by: **Jeff**
 - (3) Vote results: Yay's 16 Nay's 0
- d) Secretary (None)
- e) Property Manager, Dennis Nagy (None)

8) COMMITTEE REPORTS n/a

9) UNFINISHED BUSINESS (None)

10) NEW BUSINESS

- a) Consider continuing with annual non-CPA audit instead of form CPA audit – Motion was made by Kris to continue with the annual non-CPA audit instead of having the audit performed by a CPA. Rebecca seconded this motion. Vote results: Yay's = 16; Nay's = 0
- b) Presentation by RBCA Attorney on Amended Condominium Documents – The RBCA Attorney went through his presentation on the amended condominium documents and then the group discussed the contents. The following were discussed by the attorney during his presentation and during the group discussion subsequent:
 - Focused on Article 4 of the Condo Master Deed
 - 30-day comment period before the co-owner vote, then mortgagee vote. Then it will be filed with the County and distributed to co-owners.
 - Need 2/3 co-owner approval to pass, then 2/3 mortgagee (if they don't respond it counts as a "yes").
 - Questions asked of the attorney:
 - Asked about information to hand out to co-owners to make sure people have the right individual insurance coverage.
 - If this passes, recommend sending the specific section to them to ensure we're all covered.
 - Attorney can help draft a letter to send out to the ownership talking about the insurance coverage.
 - Question about the drywall and responsibility of repair.
 - Comment that is a common element causes damage to drywall, etc. within a unit, then with proposed updates your personal insurance would have to cover the damage. (Read Article 4)
 - Question about the length of comment and discussion period
 - Group consensus that there's going to be more discussion.
 - Biggest concern is the change/impact in insurance coverage.
 - Question around charging station for electric vehicles and concern for location of adding charging station.
 - Comments back by July 9
 - Email to the River Bend email address or drop them off at Mike's house.

11) ELECTION OF OFFICERS

- a) Nominations –
 - i) Two nominations for one year term
 - ii) Three nominations for two year term

Tara nominates Mike, Ricardo, and Patty
Theresa nominates Jeff and Colleen
Nancy nominates David
- b) Election
- c) Vote results – Jeff Horka, Patty Pozios, Colleen Ferguson, David Smith, and Ricardo Duenas were elected as officers.

12) MEMBER COMMENTS

- 13) ADJOURNMENT: Time 9:19pm Dennis motioned to adjourn, Colleen seconded.