



**Annual Meeting**

**7:00 PM – Tuesday, May 17, 2022**

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

**AGENDA MINUTES**

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

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

- a) Jeff Horka, President **Present**
- b) Patty Pozios, Vice President **Absent**
- c) Colleen Ferguson, Secretary **Present**
- d) David Smith, Treasurer **Present**
- e) Ricardo Duenas, Director **Present by Proxy**

3) **MEMBERS ROLL CALL**

Unit 1 <b>Present</b> _____	Unit 10 <b>Absent</b> _____
Unit 2 <b>Absent</b> _____	Unit 11 <b>Absent</b> _____
Unit 3 <b>Present by Proxy</b> _____	Unit 12 <b>Present</b> _____
Unit 4 <b>Present</b> _____	Unit 13 <b>Present</b> _____
Unit 5 <b>Present</b> _____	Unit 14 <b>Present by Proxy</b> _____
Unit 6 <b>Present</b> _____	Unit 15 <b>Present by Proxy</b> _____
Unit 7 <b>Present by Proxy</b> _____	Unit 16 <b>Present</b> _____
Unit 8 <b>Present by Proxy</b> _____	Unit 17 <b>Present by Proxy</b> _____
Unit 9 <b>Present by Proxy</b> _____	Unit 18 <b>Absent</b> _____
Property Manager <b>Present</b> _____	

4) **QUORUM:** Quorum achieved

5) **PROOF OF NOTICE**

- a) Notice sent March 26, 2022
- b) Subsequent Notice sent May 4, 2022

6) **APPROVAL OF MINUTES**

- a) Minutes
  - i) 6/23/2022: Annual Meeting Minutes
  - ii) 4/5/2022: Special Meeting Minutes
- b) Motion to approve minutes by: Mike Bailey
- c) Seconded by: Dave Smith
- d) Vote results: Yay's   14   Nay's   0

7) **REPORT OF OFFICERS –**

- a) President
  - i) Status of “Documents: Amended and Restated Master Deed and Condominium Bylaws; Amended and Restated Articles of Incorporation - Documents to be sent to attorney with hopes to be recorded with Wayne County by this Fall.
    - (1) Motion to approve president report by: Mike Bailey
    - (2) Seconded by: Dave Smith
    - (3) Vote results: Yay's   14   Nay's   0
- b) Vice President absent – no report
- c) Treasurer
  - i) Status of the River Bend Condominium Association Accounts – Budget  
Reserve amount needs to be reviewed based on reserve study recommendations
  - ii) Association books audit results
    - (1) Motion to approve Accounts and Audit results by: Mike Bailey
    - (2) Seconded by: Tony Gullitti
    - (3) Vote results: Yay's   14   Nay's   0
  - iii) Continue with non-CPA Audit – 2022
    - (1) Motion to continue audit by non-CPA by: Mike Bailey
    - (2) Seconded by: Dave Smith
    - (3) Vote results: Yay's   14   Nay's   0

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- d) Secretary - **No Report**
- e) Property Manager, Dennis Nagy - **Dennis to review lawn service and to work with provider to achieve better results and environment appearance**

**8) COMMITTEE REPORTS**

- a) **No Report**

**9) UNFINISHED BUSINESS**

- a) **No Report**

**10) NEW BUSINESS**

- a) Maintenance/Repair Items: Garage Coach Lights, Gutters (Buildings 3&4), Rain Runoff (Units 3 & 4), Tree Trimming (Unit 13), Exposed Cables (between Buildings 3 & 4)

**Additional items: Storm drain inlet near Northville Road in entry drive; Concrete apron crumbling; possible gutter guards on some units; stink bug spraying next year; updating the reserve study; hanging shutter on unit 15; outside spigot broken on unit 1; possible replacement / update of all garage lights; ? Regarding whether there are easements in existence for cable / telecommunication companies**

- b) Volunteers for a Grounds Committee: **Nancy Davis, Walt Mistak and Tony Gullitti**
- c) RBCA Picnic: Thursday, June 30<sup>th</sup> – Start time TBD... **Picnic to begin at 6 PM – notice to be sent out to “save the date” and to sign up for “dishes to pass / RSVP”**

**11) ELECTION OF OFFICERS**

- a) Nominations – Two (2) nominations for a two (2) year term
  - i) **Kris Whise**
  - ii) **Tony Gullitti**
  - iii) **Ali Kanberoglu**
- b) Election
  - i) Motion to accept nominations to the BOD: **Mike Bailey**
  - ii) Seconded by: **Theresa Horka**
- c) Vote results: Yay's **\_\_14\_\_** Nay's **\_\_0\_\_**

**12) MEMBER COMMENTS:**

**Kris Whise acknowledged Beth Mueller and offered the Association's thanks and appreciation for all her time and efforts during her years of service to the RBCA. Beth was Treasurer from 2005 – 2017.**

**13) ADJOURNMENT: Time\_\_8:08 PM**