

Millianigan Spring Members Meeting May23, 2014 10:00 am

Minutes

Call to order:

Meeting called to order per Dave Denler

Attendance:

Present: Bill, Mary Sabodor/ Paul, Ann Gill/ Tim, Irene Noveroske /
Dave, Beth Denler/ Andy, Trish Walters/ Mark, June Stroud/ Dick, Arlene Bruno/
Greg Wilson/ Bill, Lee Francis/ Mark, Debbie McCullough/ Larry Lubs/

Absent: Dave, Karen Ewing/ Greg, Laura Wails/ Dave Ghyselinc/ Eddy Fredlake

Voting Proxy:

Dave Denler held possession of voting proxy for the following members;

- a. Dave, Karen Ewing
- b. David Ghyselinc

Dick Bruno held possession of voting proxy for

- a. Greg Wails

Andy Walters held possession of voting proxy for

- a. Eddy Fredlake

Approval of minutes from August 30, 2014

Approved

Misalaneous informative business

- Bill Francis spoke giving information on how the taxes were assessed by the Michigan assessor for cottages owning garages and those cottages without garages.
- Under the new Condominium Corporation there will no longer be a finance committee or a Ways and means committee.

Committee reports:

Social committee

Lee Francis(chairwoman)

- Continue annual Labor Day picnic.
- Lee introduced Happy Hour where members can casually get together in the evenings and bring a simple appetizer
- Games/ Bingo

Buildings and grounds

Andy Walters(chairman)

- spoke regarding putting in the piers the next day, May 24, 2015 at 1:00 pm. No further report.

Unfinished Business:

Condominium Bylaws

Process

- All changes in bylaws will be tested to the Master Deed and changes will be made to the Master Deed so that both bylaws and master deed language coincide.
- Changes to the Master Deed will be changed and officially recorded.
- Changes in Bylaws must have a 2/3rds vote to make changes in language or to omit completely.

Discussion of following Condominium bylaws sections and articles completed and voted upon. The following are the results of the voting.

Section 2. Membership and Voting

A. Article 2.2- Voting Rights.

1. Vote - >2/3rds to accept with no change.

B. Article 2.4 Designation of Representative and Voting

1. Vote->2/3rds to accept with no change.

C. Article 2.5 Proxies

1. Vote ->2/3rds to accept with no changes.

II. Section 4. Administration

A. Article 4.4 Maintenance, Repair and Replacement

1. Vote->2/3rds to accept with no changes.

B. Article 4.5 Reserve Fund

1. Vote ->2/3rds to accept with no changes

III. Section 5. Assessments

A. Article 5.2b Budget process

1. Vote->2/3rds to accept with no changes.

B. Article 5.2c Budget Adjustments

1. Vote-> 2/3rds to accept with no changes.

C. Article 5.3 Apportionment of Assessments

1. Vote – >2/3rds to accept with changes as follows.

All assessments levied against the Unit to cover expenses of administration shall be apportioned equally among and paid equally. Unless the Board elects some other periodic payment schedule, annual assessments for dues to cover budgeted expenses will be payable by units biannually on the following dates: January 1st and May 1st. Payments that are not in the possession, of this corporations elected Treasurer, by January 15 and on May 15 of the given year, will be assessed a fine of \$50.00. The assessed fine and

outstanding payment must be in the possession of the elected Treasurer by the 15th day of the next calendar month. An additional fine of \$50.00 will be added for each consecutive month on the 15th day of that month where payment for budget and accumulated fines are not received by and in the possession of the treasurer.

IV. Section 6 Taxes, Insurance, and Repair

A. Article 6.2 Insurance Coverage

1. Vote → 2/3rds to table until further professional and expert council on the particular subject can be presented to members and or when this information is disseminated to members.

V. Section 7 Construction Requirements

A. Articles 7.1, 7.2, 7.3 and the subsets of 7.3

1. Vote -> 2/3rds to accept with no changes

B. Articles 7.4,

1. Vote -> 2/3rds to accept with changes as follows.

(STRIKE LAST 2 SENTENCES IN RED OF GIVEN ARTICLE AND ADD THE FOLLOWING 2 SENTENCES)

If in fact the board denies the petitioner, the petitioner will have the right to bring the issue to the entire membership for a vote. The petitioner will need 2/3rds majority vote.

C. Article 7.5

1. Vote - >2/3rds to accept with changes as follows.

(STRIKE ENTIRE PARAGRAPH AND REPLACE WITH THE FOLLOWING.)

If a contractor is hired they will be required to show documentation and provide a copy of proof of builders risk and workmans comprehensive.

D. Articles 7.6 and its subsets, 7.7, 7.8

1. Vote -> 2/3rds to accept with no changes

E. Article 7.9 Owners Responsibility For Limited and Common Areas

1. Vote- > 2/3rds to accept with changes as follows.

(The addition of the following sentence will be added to the beginning of the current paragraph of this Article 7.9)

Building and grounds committee will determine and designate the location on common ground that will be used for staging of construction projects.

VI. Section 8 Use and Occupancy Restrictions

A. Article 8.4g

1. Vote - > 2/3rds to accept with changes

(As of the May 24th members meeting, it was discussed and voted on that the word, illegal, should be removed from this subset G of Article 8.4. After thorough review it was identified that the wording of the paragraph was appropriate and should remain as it is. In essence, as owners we shall not permit use of illegal fireworks anywhere on or about the Property.)

B. Article 8.6 Rules of Conduct

1. Vote -> 2/3rds to accept with no change

VII. Section 11 Transfer of Units and Association Right

B. Articles 11.1, 11.2, 11.3, 11.4, 11.5

1. Vote -> 2/3rds to table this Section. (Although the concept of first right of refusal per consensus was approved as necessary, this will be tabled to further discuss the details of what constitutes the language of the word "waiver").

Adjournment

Motioned and approved to adjourn meeting at 1300.

T. Walters, Millianigan Condominium Corporation Secretary 2015