



Rolling Meadows of Jamestown Homeowners Association

Serving Rolling Meadows Estates
PO Box 185, Jamestown, Michigan 49427-0185
rollingmeadowshoami@gmail.com

Rolling Meadows Homeowners Association
2024 Minutes of Annual Membership Meeting - January 16, 2024 6:30pm

Meeting formally called to order by Claire Beach-Paver at 6:50pm.

Board members in attendance: Claire Beach-Paver, Brian Cooper, Kellie Foco, David Miller

We currently have 112 active lots in good standing, setting a quorum of 56 members. Quorum was met with 22 in-person attendees and 34 proxies, for a total of 56 lots represented. Thank you to all of the association members who are in attendance, members who submitted proxies, and members who actively helped collect additional proxies so we could make quorum tonight.

- Review and approve 2023 meeting minutes
Dennis Homminga motioned to pass, Heidi Sottovia second motion, unanimous pass
- Review budget for 2024
Waveland rates, financial database (Wave, AppFolio, other platforms), outstanding dues (30 lots)
- We are in the midst of transitioning back to a self-managed HOA which will lower our expenses and reduce annual assessments for all residents. Waveland Property Management services end on January 31, 2024. Our current contract runs through the end of April, but in mid-December, Waveland requested to end the contract on December 31, 2024.
- Developer Progress for Phases 4-6
Phase 4 is complete. There are 13 houses left to complete Phases 5 & 6.
- Waste removal - Republic Services
As of January 1, 2024, Waste removal services are individually managed by each homeowner. Republic Services has offered us a group discount with the agreement they are the sole waste management provider for EVERY home in the development. We did a cost comparison of local providers and found the discounted rate from Republic is significantly lower. Republic plans to do "service audits" by driving through to look for competitor barrels in the neighborhood. If they find residents are using non-Republic services, they will cancel our group discount and increase our rates. In an effort to keep our costs from rising, the HOA is requiring all homeowners to use Republic Services as the only trash, recycling, and yard waste provider.

A free recycling option would be to take your cardboard (any size) and paper to NuWool on Port Sheldon. There are Paper Gator bins available at various locations such as libraries, churches, schools, Love Inc, ReVive. Paper Gator takes all paper and limited size cardboard (check their website for details).

There are free metal and plastic donation drop off locations available locally in Grand Rapids and Holland.

- Sign Project Status
The sign project will begin this spring. Please keep in mind it is a large project and we anticipate it will take some time to complete. We appreciate your patience if the entrances get "messy" while the project is under construction.
- Greenspace (Phases 1 and 2) Status



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- Board Election and Proposal Voting
Board candidates for 2024: Claire Beach-Paver*, Brian Cooper*, Kellie Foco*, Dennis Homminga, David Miller*, Sydney See, Andrea VanRhee (*incumbent)

Proposal 1: Bylaw Language Update - 3.2 Notice of Dues and Assessments. The Board of Directors shall cause a notice of any dues and/or assessments of members to be delivered **personally, by mail, or by electronic transmission**. Except in the case of Association dues to be used for the general purpose of defraying costs incurred by the Association in the normal conduct of its business, the notice shall state the purpose of the levy and the method used to determine the amount of assessment. **The Board of Directors may only service notice of dues and/or assessments by electronic transmission to members who consent to such delivery of notice.**

Passed

Proposal 2: Bylaw Language Update - 4.4 Notice. It shall be the duty of the Secretary (or other Association officer designated by the President in the Secretary's absence) to serve a notice of each annual or special meeting, stating the purpose thereof as well as the time and place where it is to be held, upon each member of record, at least ten (10) days but not more than sixty (60) days prior to such meeting. The mailing, postage prepaid, of a notice to a member at the address filed with the Association, personal delivery, **or electronic transmission** of such notice, shall be deemed notice served. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver, when filed in the records of the Association, shall be deemed due notice. **The Board of Directors may only service notice of annual or special meeting by electronic transmission to members who consent to such delivery of notice.**

Passed

Proposal 3: Bylaw Language Update - 4.5 Quorum: Adjournment. Presence at a meeting of the holders of **fifteen percent (15%)** or more of the votes in the Association shall constitute a quorum. If any meeting of members cannot be held because a quorum is not in attendance, the members who are present may adjourn the meeting for not more than thirty (30) days.

meeting quorum requirements updated from original proposal: Motion by Heidi Sottovia to strike the 15% quorum proposal and change it to **25%** quorum requirement. Josh Cardinal 2nd motion.

Amendment to Proposal 3 Passed unanimously.

Proposal 3 as amended Passed.

Proposal 4: Propose update to Phase 1-3 Restrictions h. All trash shall be placed in containers approved by the Association, except for short periods of time reasonably necessary to permit collection. All trash will be picked up by a common person or Company if an exclusive provider is selected by the Association, at the expense of each Parcel Owner.

Tabled - Specific to Phase 1-3; needs 71 households to approve.

- Q&A: Discussions were held on the following topics:
Jennifer Long: What has the board done to avoid embezzlement within the HOA in the future?
Paul Dunteman: Can we amend the current CCRs to allow for virtual meetings?

Meeting adjourned at 8:30pm.