

Alden Meadows Condominium Association  
Annual Meeting – Saturday, October 19, 2019  
Alden, Michigan

Present: Brian and Sherry Hirst, Kevin Lesperance (proxy for Lewis Lesperance), Kim Sfreddo, Rod and Sue Aldrich, Reida Aston, Steve Aston and Marianna, Scott Aston, Donald and Christine Smith, Bill Hayden, Sue Acord, Steve and Carol Dell, Dennis and Jane Fritz, Drew Newman, Rich and Anna Hannan

Proxies received from: Ed and Barbara Graves (Sue Acord), John and Gloria Osstema (Sue Acord), Frank Enneking (Sue Acord), Rhinard and Barbara Jordon (Rich Hannan), Gary Hardy (Kim Sfreddo), Carol Hutchinson (Sue Acord), Herb and Sue Riley (Acord), Devan and Linda Thielfoldt (Acord), Helen Wiley (Sue Acord), Larry and Debbie Emmons (Kim Sfreddo), Ann Lopez Myers (Sue Acord), Greg and Susie Green (Reida Aston), Alice Furst (Sue Acord), Cliff Anspach (Sue Acord), Brent and Sandy Jansen (Reida Aston), Gary and Aura Dethridge (Sue Acord)

- ◆ The Alden Meadows Condominium Association annual meeting was held at the Shanty Creek Resort. Lunch was served at 12:00.
- ◆ President, Rich Hannan, called the meeting to order at 1:20 p.m.
- ◆ Rich welcomed everyone and introductions were made. Roll call was taken: Twenty-two people were present. sixteen(16) units were represented in person and eighteen(18) proxy votes were designated, totaling thirty-four (34) units represented, therefore, achieving the required quorum to conduct business, vote and/or change a by-law. Property owners were asked to check and make sure all information (address, email, phone, etc.) is accurate and current. Please notify Sue Acord if any changes need to be made.
- ◆ The board would like to thank everyone who attended the meeting and everyone who designated a proxy in their absence. This gave us the required number to conduct a business meeting.
- ◆ The 2018 annual meeting minutes were distributed. Steven Aston moved, Don Smith seconded to accept the minutes as written. Motion passed.
- ◆ **Treasurer's Report:** Steve Dell  
Steve presented the treasurer's report.  
As of January, 2019 there was \$2,654. in our checking account and \$15,266. in savings, totaling \$17,920. Net expenditures for 2019 are \$2,346. leaving a projected balance of \$15,574 on December 31, 2019. Total projected revenues for 2019 are \$4,739. Total projected revenues for 2020 are \$4,823.  
Anna Hannan moved, Scott Aston seconded to accept the treasurer's report as presented. Motion passed. Steve noted that dues have been suspended since 2011 and will continue to be suspended in 2020 but could be reinstated in the future.
- ◆ **Architectural Control Committee Report:** Steve Dell
  1. Steve reported that there has been no actual building taking place. However, there was some activity regarding lot #21. Plans to build were submitted by the buyer but additional information, requested by the ACC and later agreed to by the buyers and their realtor at a meeting with the ACC, was never submitted. We later learned the buyer had withdrawn his offer to purchase.
  2. Discussion regarding changes to the by-laws (recommended by the board) took place. Please see attachment (by-laws with adopted changes). Each of the by-law proposals was reviewed and discussed. Anna Hannan motioned, Carol Dell seconded to approve the recommended changes in the by-laws. Motion passed. Each proposed change was unanimously approved by the property owners present and proxies.  
Dennis Fritz pointed out that these requirements benefit all of us and protect our property/house both now and in the future.
  3. Rich encouraged property owners to consider being a part of the architectural control committee. Current members are Carol Hutchinson, Drew Newman and Steve Dell.
- ◆ **Website has been updated:** [www.aldenmeadowsassoc.com](http://www.aldenmeadowsassoc.com)
- ◆ Rich noted that he received a correspondence from a property owner regarding the sale of properties. Kevin Lesperance (son of Lewis Lesperance, lot #5 and proxy for Lewis) posed the question, "why are owners selling lots?". Responses: building costs, economy, reality of living here, bought as an investment. Kevin noted that lot prices are "all over the place" (no consistency of lots with similar acreage, etc.). He indicated that we want to maximize the value of Alden Meadows properties and suggested looking into getting one realtor to represent Alden Meadows. He further suggested that the board might interview three realtors to get their views on one realtor representing Alden Meadows. Discussion followed.  
Rich responded that the board will address this at the next board meeting.
- ◆ Carol Dell noted that there is a large dead lombardy poplar tree on the edge Alden Meadows, probably on county property. Rich will contact county about removing it.

- ◆ **New Business:** Kim Sfreddo is the only board member up for re-election. There were no write-in candidates. Through a show of hands, Kim was unanimously re-elected for a term of two years.
  - ◆ Note: updated property owners list is attached.
- The **2020 Annual Meeting will be October 17, 2020.** All agreed they liked Shanty Creek.  
Meeting was adjourned at 2:55.

Respectfully submitted, Sue Acord, Alden Meadows Condominium Association Secretary