

Minutes of  
Swiss Village East Board Meeting  
Saturday, July 9, 2022  
Home of Lonne Petroskey

**Call to order** by president Mark Berghoef at 10:00 AM

Members present: Mark B. Lonne P. Steph K. Rick M. Ralph C. Aleta B. Brad W. (phone)  
Lisa P. Nicole S.

Absent: Julie M.

Visitor: Al Leach, Mike Sherman, Bryon Koppe

Jill Ramirez of 3Squared and James and Liz Render, property owners of lot 43 joined the meeting by phone

Minutes of last meeting called for approval. Motion by: Ralph C. Second: Stephanie, Approved

**Committee Reports:**

**Finance:** Lonne went over the expense report. Year to date expenses totaled the following:

Expenses: through 7-10; \$8552.53 (returned checks were for dues but later paid)

Dues collected: through 7-10; \$12,929.00

Savings: \$20,409.63

Checking: \$5620.96

For total current account balance: \$26,030.59

Other financial information: Over due amounts running about 15-20% of total or about 43 units.

Dennis Melton property has changes hands but unsure at this time of new owner.

Motion to accept financial was made by Ralph C with a second by Nicole S. Motion passed without dissent.

**Grounds and Maintenance:**

Brad reported by phone about the completion of the split rail fencing and thanking all those who volunteered to help.

Mail box kiosk repair is in the planning stages. Those to be repaired is one on Cedar River between River Ridge and West Village, one on East village near Maromir Ct.

Lonnie is coordinating with Bellaire postal as well as Grand Rapids, which is our sort center, to relocate boxes including section 5 to make the delivery and retrieval more efficient. There are some 40 full time residents including section 5.

Brad and Rick have been working on trimming trees back from road ways and clearing any obstacles to allow mowers to do their work. Discussion also followed about how effective or contract with Trees North is with consistent mowing of subdivision. No further recommendations at this time.

Rick reported working on eliminating autumn olive bushes along East Village, Cedar River and Alpine. He also recommends that next spring pull garlic mustard plants along East Village, Shreck, Forest View, and Clearview. Both are invasive species.

A new bench has been installed at the Cedar River Park overlooking Cedar River with another bench planned for the hill top off of Alpine and West Village.

Also, the gables at the park pavilion on Clearview needs to be painted. Brad will pick up paint for the project.

**Social:** Picnic to be held on 7-9 (today) at noon at the children's park on Clearview. All are welcome with table service, hotdogs and hamburgers provided. Bring chairs, drinks, and dish to share.

**Architectural:** Rick reports the house under construction on Clearview is moving along. This house is actually under new ownership. Ed and Yvonne Buchanan now own the property. House is closed in and landscaping has taken place. House still needs siding.

lot 202 on Clearview, Dan Sherburn is back on the market. Dan Sherburn has had a change of mind.

Lot 176 on Hilltop has been purchased and design was submitted for approval by Dan Ryan as well as set of plans. Brad and Rick met and discussed some concerns with design and structural issues. Rick sent an email to Dan Ryan listing concerns. Have not heard back as of this meeting.

Lot 43, Cedar River, has been approved for construction by James and Liz Render. Waiting now on permits and contractor availability.

Lot 243, on Clearview, is back on the market after prospective buyer decided again purchase.

Also, Lot 37 on Cedar River has had some activity but cannot tell you at this time if things are moving forward. The interest was in building a small rental by Tyler and Melissa Antonides.

A motion made to fill the architectural committee to assist Rick as chairman. Brad W. along with Mike Sherman were nominated to fill the committee. A motion was made Stephanie K. with a second by Lonnie P. to accept the new members to the committee. The motion carried without dissent.

Rick also asked for funds to purchase two new ring binders, one for secretarial use, and one for hard copies of permits, etc. for use with the architectural committee. No motion needed for petty cash purchase. Approval for purchase was granted.

No other activity that I am aware of at this time.

**New Business:** Mark will not be at the October meeting noting that Brad as vice-president will be in charge.

October is our annual meeting in which notices will need to be sent to general population as per current rules and regulations. As secretary Rick volunteered to help with notifications as per current rules and regulations.

Possible Zoom type meetings for those unable to attend was discussed with no resolution recommended.

Discussion of board acquiring lot 202 which is under the power lines on Clearview as the lot really is not very user friendly to building. The lot would then be added to the current green space on the east side of Clearview. No clear direction or action taken at this time.

**Of note: several board members did visit the site mentioned during the picnic and general consensus was that the lot should be purchased in the boards name and then included as green space.**

**Old Business:** Update on Governing documents. Mark led a general discussion on the updated Rules and Regulation documents. This was draft two and Mark had asked for comments from the committee about certain sections of the document. Discussion centered around how strict or not make the new rules and also a lot of discussion about enforcement. Several expressed concerns about different rules and wording.

Of importance to the board was board size. The new recommendations were for a 5-member board which most of the current board felt was too small given overlapping duties such as officers and committee chairs and committee work. After discussion it was agreed and recommended that a 7-member board would work better for our situation.

As part of the discussion, a third-party management involvement was introduced by Rick. Per discussion with Mark, Rick has made preliminary enquiries in to a possible third-party management company taking over some of the management duties such as collection of dues, financial, infractions, penalties, etc. It was recommended that Rick continue research and come back to the October meeting with costs and recommendations.

### **Adjournment**

Mark asked for a motion to adjourn. Motion by: Ralph C. Second by: Lonnie

The motion passed without dissent.

Minutes respectfully submitted by

Rick McCarren

Secretary

Swiss Village East Property Owner's Association