

West Port Village

Annual Meeting Minutes

May 22, 2017

The Annual Meeting of the Co-Owners of West Port Village was held at 2595 N. 10th Street, Kalamazoo, MI 49009 on the 22nd day of May, 2017 at 6:30 PM. The following board members were present:

Steve Visser	President
Jeff Scheffers	Vice President
Kelli Scheffers	Secretary
Kirk Boeskool	Retired Treasurer
Lyn Lawson	Member At Large

31 co-owners were present

The meeting was called to order at 6:32 PM by Steve Visser.

Announce Elected Co-Owners by Steve Visser

Steve began by thanking Kirk Boeskool for his time as treasurer this past year, and Lyn Lawson for her time as a member for the past two years. He then welcomed new members Larry Kenaga and Mary Knechtel.

Financial Outlook from Kirk Boeskool

Kirk began by asking if there were any questions regarding the budget. There were no questions so he began explaining the WPV Reserve Account handout. He explained the reason behind increasing the dues from \$215 to \$235 in 2015 was to help increase the amount of money in the reserve account. The overall percentage transferred into the reserve has increased from 3.69% in December 2014 to the projected amount of 7.33% in December of 2017. In the last three years, the percentage increase of actual dollars put into the Reserve Fund will have increased by 256.87%. Kirk thanked Al Glendening and Durrell McKenzie for their hard work over the years with the financials and helping WPV get closer to the Reserve Fund goal of 10%.

General Comments Regarding West Port Village from Jeff Scheffers

Jeff began by commenting that lot 58, next to the entrance, is going to be sprayed for grass. The vacant lots in phase 1 will have grass sprayed in the easement area. In the 2nd phase common area between West Port Drive and the newly paved road, there will be a walking path with a gazebo. The location of the gazebo is TBD. The rest of the common space will be a sprinkled green space with trees and plantings. You are welcome to walk/bike down the new road. The gazebo by the office was recently stained and will be getting new railings. The road work that is scheduled to begin May 26 is going to be worth the

inconvenience of having to park elsewhere and will tie in nicely with the 2nd phase.

Q&A

- Is there going to be a path along H Ave? Visser Developers does not have any plans for a path, if there are plans for one, it would be coming from Oshtemo Township.
- When can we drive on our road after road repairs? Road repair will begin at 8am on the scheduled day, and you are allowed to drive on them at 6pm the following day. So please stay off for 34 hours.
- What will happen with our mail during the road repairs? On the day your road is under repair, your mail will be delivered to the office.
- What happened with the path to the south of Isle Harbor Court? The path is there and has met the criteria of the township.
- When can we anticipate houses in phase 2? 2/3 steps have been completed. The final meeting with the township is in June. Until then, no lots can be sold.
- Can the new road be kept clean during construction? Visser will do their best to keep it clean. Visser still has their brush to clean roads, but it creates a lot of dust so we try to do it when it's wet out.

The meeting was called to an end at 6:49 PM by Steve Visser.