

2025 Annual HOA Meeting Minutes 4-22-2025

(1) Final Collections of the Ballots/Proxy: We did not meet the Quorum of 74 votes.

(2) Call to order & Welcome and introductions of the board - Shaya Newquist, President

See attached "Amendment to the Agenda for Annual Meeting: Jasonville Farms HOA 4/22/2025

Old business: (Dissolution)

- Summary of attachment: See attached letter from the attorney regarding the Dissolution of the HOA. We are no longer bringing any questions regarding the dissolution of the HOA to the attorney. If your section would like to be dissolved, homeowners will be responsible to retain their own representation.

(2a) We did not meet the Quorum of 74 votes.

(2b) Proof of notice: Annual meeting notice, proxy was mailed on 3/31/25 and received April 8, 2025 - Attached

(2c) Reading of the minutes of the 2024 Annual Meeting - Mindy Wilkes - Attached

(2d) Treasurer report - Kelli DeVries - Treasurer- Attached

- 2024 Profit / Loss
- Accounts Receivable
- Current Bank Balance
- 2025 Budget

(2e) Accounts Receivable Committee Report – Rebekah Markham

- 24 lots total are in collections.

(2f.1) Determine the Quorum: Due to the ballots not meeting the voting quorum, therefore, the homeowners in attendance were given the option by majority vote to adjourn the meeting, or vote to continue with Board of Director elections. The attendees voted in favor of the meeting being allowed to continue and voted in the Directors. 21 households, 16 agreed to continue the meeting, 0 voted to adjourn, and 5 abstained. Due to the fact that we voted at the meeting for the meeting to continue without the quorum, and we met the majority vote to continue with elections.

(2g) In the absence of the Inspector of Election, a homeowner in attendance was appointed to verify and count the ballots (Ben D.) 18 total ballots.

- 17 votes for Mindy Wilkes
- 17 votes for Shaya Newquist
- The board received 1 request for a candidate; it was received past the deadline. In order to accept it, the Board of Directors would have had to re-open the candidacy window and postpone the Annual Meeting, resulting in additional mailing costs and not meeting the April 30, 2025 Annual Meeting deadline.

Election of officers:

- Shaya Newquist, elected for the Board of Directors 2025-2026 (2-year term expires 2027)
- Mindy Wilkes, elected for the Board of Directors 2025-2026 (2-year term expires 2027)
- Additional Board of Directors:
 - Kelli DeVries (2-year term expires 2026)
 - Sydney Punt (2-year term expires 2026)
 - Rebekah Markham (2-year term expires 2026)
- 2025 and going forward, there will always be 2 mailings before the annual meeting: 1) Notice of Intent to be a Candidate of the Board of Directors, and 2) The Annual meeting notice with attachments.

(3) New Business:

(3a) Lawn Care -

- Tyler's Lawn Care is our new lawn care company that services the 84th street entrance and the first 15 feet of the extra lot.
- The Board is checking to make sure Mulch was included for the breen on the 84th street entrance. Mulch is applied every other year. It was included in the 2025 season.
- The homeowner suggested saving money in 2026 by not mowing the extra parcel, as we are not using it for anything. This will be considered.

(3b) Sprinklers

- The Homeowner asked if we were getting the sprinkler fixed.
- The Board is in the process of getting a quote on the sprinkler repair.
- The water is not completely turned off as there is a shut-off fee and a turn-on fee if we have the township turn the water completely off. The sprinkler repair decision will determine the water situation.
We are still paying a maintenance fee (\$50 per quarter) to the township to keep the water on until we find out what it will cost to fix the sprinkler.

(3c) 2026 Dues

- The Board anticipates the fees being reduced in 2026; dependent upon inflation, professional fees and tax determinations. The Board projects we will have an estimated Annual Dues of 2026 in the fall.

(4) Report of committee:

- Website & Email Address - Sydney Punt
 - Jasonvillehoa@gmail.com – Complaints and questions
 - <https://jasonvillefarmshoa.com> - Website
 - Homeowners can subscribe to receive email updates & contact the HOA via the new website.
 - It's a 2 step process; Click subscribe on the website, open the email, click Accept. Once this is completed you will receive an update anytime something is added to the website.

- Facebook page: **Jasonville Farms – Caledonia** (You need to live in the subdivision to get approved on this site) this is information only and comments are turned off.

(5) Adjourned Meeting

Amendment to Agenda for Annual Meeting: Jasonville Farms HOA: 4/22/2025

Old Business:

Dissolution:

Review the final determination and process below regarding dissolution. Please attach this to the minutes as it will serve as minutes and was read during the meeting.

Article IX (A) of the Declaration states that the Declaration may be terminated with the signatures of two-thirds (2/3) of the then Lot Owners:

This section purports to allow the Lot Owners within Subdivision No. 7 to terminate the Declaration. However, the Lots in Subdivision No. 7 are part of the Jasonville Farms Homeowners Association (the "Association"). As members of the Association, the Lot Owners are also subject to other governing documents, including the Articles of Incorporation and the Bylaws of the Association. The Articles of Incorporation require that the Owners of Lots within Subdivision No. 7 (and all other subdivisions of Jasonville Farms) must be members of the Association: "Each owner . . . of a lot within the Development [(which is defined as a platted subdivision of Jasonville Farms)] shall be a member of the Corporation . . ." Article VII (a) of the Articles of Incorporation.

Members of the Association are required to pay assessments for the maintenance, repair, and replacement of the common areas of the subdivisions. Article II (c) of the Articles of Incorporation and Article XII, Section 1 of the Bylaws. Terminating the Declaration cannot terminate the Lot Owners' membership in the Association or relieve the Lot Owners within Subdivision No. 7 of their responsibility to pay the assessments that have been and will be levied as members of the Association.

Although terminating the Declaration has been previously discussed, this issue is quite complicated as warned during the meeting outlined during the Special Meeting in January.

At this point, any homeowner or phase continuing the dissolution process, all questions can be submitted from your legal counsel to the Hirzel Law. Please understand to remove a phase from paying dues and abolishing all requirements from the Bylaws of the Association, litigation will need to take place between that phase, the Association, and allow the Court to rule and Order dissolution along with the process of dissolution.

Legal Fees and Collections:

Legal fees and collections have continued to rise due to homeowners that are continuing to push back on the Association, creating legal fees that some are and some are not able to be legally transferred to the homeowner. For this reason, the Board of Directors is giving notice to all homeowners that all legal inquiries must be from your legal counsel to the Association's legal counsel. The Association will no longer pay for legal questions regarding homeowners involvement in the Association; it is clear that all 209 houses are part of Jasonville Farms Homeowners Association. In addition, in some cases, the Association will exercise it's right to file liens on the homeowners property that refuse to pay their association dues.

Please understand that the legal fees must cease; a minority of homeowners are creating a significant amount of fees and that must stop.

New Business: Please see the agenda dated 3/31/2025

**TIME SENSITIVE IMPORTANT
ELECTION INFORMATION**

FROM JASONVILLE FARMS HOA
PO BOX 421
CALEDONIA, MI 49316



**JASONVILLE FARMS
HOMEOWNERS
ASSOCIATION**



CALEDONIA, MI. 49316

March 31, 2025

Subject: Notice of Annual Meeting and Proxy Voting

Dear Homeowners,

This letter serves as official notice of the upcoming Annual Meeting of the Jasonville Farms Homeowners Association. We encourage all homeowners to attend and participate in this important event.

Key Meeting Details:

Date: Tuesday, April 22, 2025 **Time:** 6:00 pm **Location:** Caledonia Library - Community Room

Purpose: To review the past year's activities, discuss important matters, and elect members of the HOA Board of Directors.

Agenda: **(1)** Final collection of the Ballots/Proxy before the meeting is called to order, **(2)** Call the meeting to order - Shaya Newquist, **(a)** Determine we met the voting quorum by counting ballots/proxy's by the Secretary, **(b)** Proof of notice showing date letter mailed and date received in the mail, (c) Reading of minutes of 2024 annual meeting - Mindy Wilkes, **(d)** Treasurer Report - Kelli DeVries, **(e)** Accounts Receivable committee - Rebecca Markham, **(f.1)** If we did not meet the quorum, we will adjourn the meeting, **(f.2)** If we met the quorum, Appointment of an inspector(s) of elections, **(g)** Election of directors (ballot results) - Inspector of the election. **(h)** Adjourn the meeting.

Quorum: To ensure a valid meeting, a quorum of 35% (74 Ballots) of eligible votes must be present in person, received by absentee ballot or represented by proxy and received before the meeting is called to order. If there is not a 35% quorum of received ballots, the meeting may be adjourned and rescheduled. (Refer to Article IV)

Proxy Voting: If you cannot attend the meeting, you may vote by proxy. A proxy form is enclosed with this notice. Please complete and return the Proxy form to Jasonville Farms HOA, PO Box 421, Caledonia, MI 49316. The proxy needs to be received by 04/21/2025.

Inspector of Election: Are you an Inspector of Election (Poll Worker)? If so, please email jasonvillehoa@gmail.com if you are an Inspector of Election and would be willing to be appointed the Jasonville Farms HOA Inspector of Elections at the 2025 Annual Meeting? (as per Bylaws, Article IV, #5).

Enclosures: This letter, Absentee ballot, Proxy Form, Treasurer's Report, and Accounts receivable stats. This letter and the enclosures are available online at: jasonvillefarmshoa.com. **Please bring this packet to the meeting, as it will serve as your copy. Ballots will be provided.**

Sincerely,

Jasonville Farms Homeowners Association
Board of Directors

Review of 2024 Annual HOA Meeting Notes

1. Call to order - Shaya Newquist, President
2. 2023 Annual minutes - Copies available
3. Welcome and introductions of the board - Shaya Newquist, President
4. Reports of officers:
 - Treasurer report - Kelli DeVries - Treasurer
 - 2023 Profit / Loss
 - Accounts Receivable
 - Current Bank Balance
 - 2024 Budget
 - Collection process – Rebekah Markham
 - Covenant and Restrictions- Kristen Bloem, Vice President
 - Lawn Reminder: Per Covenants & Restrictions: Section 3-F: Building and use restrictions - Lawns: "Owners shall properly maintain all lawn areas on their lots and at no time shall the height of said lawns exceed five inches. All lawns shall be kept free from weeds, underbrush, and other unsightly growths.
 - If you need help with your lawn please say something
5. Report of committee:
 - Website & Email Address - TBD
 - Jasonvillehoa@gmail.com – Complaints and questions
 - <https://jasonvillefarmshoa.com> - Website
 - Facebook page: **Jasonville Farms – Caledonia** (You need to live in the subdivision to get approved on this site)
6. Election of officers:
 - President – Shaya Newquist, Incumbent
 - Vice President – Kristen Bloom, Incumbent
 - Secretary – Mindy Wilkes
 - Treasurer – Kelli DeVries, Incumbent
 - Director 1 year – Rebekah Markham, Incumbent
 - Director 1 year - Sydney Punt & Open Position
7. New Business – Jackie Sherwood, Director:
 - Barking dogs
 - Parking in the road
 - Golf carts and recreational vehicles
 - Bonfires
 - Fences
 - Above ground pools

WEBSITE UPDATE 3/31/2025:

**YOU CAN SUBSCRIBE TO RECEIVE E-MAIL UPDATES &
CONTACT THE HOA VIA THE NEW WEBSITE!**

<https://jasonvillefarmshoa.com> or scan the QR code



2025 Budget and Explanation

Special Meeting 1/23/2025

Office Supplies

4 letters a year with stamps

\$610.28 with current price of 73 cents per stamp

\$229.72 for paper, envelopes, and ink

Total: \$840

Professional Fees

\$7,000 for HOA Attorney at \$300 an hour and we budgeted for 2 hours a month, which comes to \$7,200, but some items are flat rate.

\$1,500 for the Special Q & A meeting with the HOA Attorney. We believe this meeting is in the best interest of the whole community so that members can hear from the Attorney and understand what the board has been working so hard on.

\$100 for CPA to file 2024 taxes

\$800 for Tax Attorney to file the Corporate Transparency Act

Total: \$9,400

Business Licenses and Permits

\$20 is the cost (LARA)

Landscaping and Groundskeeping

This includes mowing the parcel and entrance, mulch, weeding, sprinkler opening/closing, fall and spring clean-up, and sprinkler repair.

Total: \$4,620

Website and QuickBooks

\$13 for the domain name

\$99 for the website-This was just changed when we changed providers for the website to save on cost.

\$632 for Intuit QuickBooks

Total: \$744

Insurance

\$1,190 covers insurance for the HOA, board members, and common areas.

Total: \$1,190

Utilities

\$209.14 for water for the year 2024

\$370.99 for Consumers Energy for 2024

Total: \$580

PO Box

Total: \$160 per year for mailing purposes

Reserve

The reserve needs to be 10 percent at least, but due to pending possible penalties from the IRS for taxes not being filed, we have budgeted for 20 percent.

Total: \$4,606

2025 Budget Total: \$22,160

In regard to collections, on June 3, 2023, at the annual meeting, the homeowners requested "A line item in the budget for non-payment or collections, to show how much we are spending on them." They also requested paper notices and assessments(collections) to be sent. The amount per home is \$75 upfront from the HOA that will be recouped once bill is paid.

Collection update for 2025 & Prior dues

18 lots were sent to collections (All lots owing over \$100.00) with outstanding debt totaling roughly \$4500.00.

Jasonville Farms Fin}P >p2025-3/31/2025		Budgeted 2025 (Annual)
Association Dues- Income	\$19,009.70	\$22,160.00
Fees	\$224.08	\$0.00
Unapplied	\$48.62	\$0.00
Total Income:	\$19,282.40	\$22,160.00
Expenses:		
Reserve:		
Collections cost (to be re-cooped upon collection).	(\$1,875.00)	(\$4,606.00)
Neighborhood supplies: Library room rental for meetings (2024 reimbursement for room, 1/22/25, 4/22/25) and Office Supplies	(\$587.08)	(\$840.00)
Professional Fees	(\$5,948.50)	(\$9,400.00)
Website and QuickBooks.	(\$130.00)	(\$744.00)
Utilities	(\$145.90)	(\$580.00)
Licenses and permits		(\$20.00)
Landscaping		(\$4,620.00)
Insurance		(\$1,190.00)
PO Box 421		(\$160.00)
Total for the 1st Quarter of 2025	\$10,595.92 Net 1st Quarter	\$22,160.00 (net \$0) 2025 Budget

Additional items:

- 2024 Taxes have been filed however, we have not yet received anything from the IRS regarding the previous taxes that were filed for 2021, 2022, 2023 (prior pending IRS).
- We were able to sign a lawn & landscape contract with a local company for the full 2025 season April-October for just under \$2500.00, which is much less than originally anticipated. There is the sprinkler repair that is to be determined.
- The Jasonville Farms Homeowners association will not answer any further questions regarding dissolution of the HOA. If one wishes to pursue dissolution of their phase, they will need to hire their own attorney and are responsible for the costs associated.