



Annual Meeting
The Villas at The River
Homeowners Association

May 23, 2019

Call to order at 7 PM in the clubhouse by Mary Huber.

In attendance were Board members Jean Bloomquist, Julie Crane, Al Ernst, Mary Huber, Earl Misch and Pam Fetke, Property Manager. A list of those co-owners attending is available from the property manager.

New Co-owners were announced and those in attendance were introduced. Co-owners who have passed away since the last annual meeting were remembered.

A presentation of the insulation improvement project was made by Frank Petrowski of ALC, Maintenance. Before and after photos of units currently completed were viewed. It was announced that the Board approves of the work done so far and plans to extend this improvement program to all 92 units. All attics will receive insulation and duct improvement with replacement of dryer and bathroom vents in most units. The Board announced that it has approved a special assessment of \$3,900 per co-owner unit to fund the completion of this project.

Al Ernst explained that due to the urgency of addressing the insulation issues, money from the capital fund was used to initiate phase one of the insulation project. Al explained that projected funding of other capital projects was paused during this initial phase and that the special assessment will also replenish the capital reserves fund so that projects can soon be re-started.

Co-owners who find this assessment a financial burden are encouraged to meet with the property manager.

The minutes from the Board meeting of May 7, 2019 were distributed and posted on the Villas' website.

The 2018 Annual Report was distributed, a copy is attached to these minutes and posted on the Villas' website.

The Treasurer's Report was distributed, a copy is attached to these minutes and posted on the Villas' website.

Villa residents were reminded that all documents are posted on the Villas' website. Directions on how to navigate the website were given and will be sent by email.

The community guidelines have been amended to include safe use of smokers under 1.6 I. A new copy of the amended community guidelines was given to those attending and will be delivered to those not in attendance. These amended guidelines replace the ones in the white binder each unit has in its possession.

Villa co-owners were reminded that dryer duct/vent cleaning by licensed professionals is strongly recommended. The property manager is making arrangements for a reduced rate for co-owners and will announce when those plans are in place.

Questions, answers and comments included a request for tree replacement (referred to the landscape committee), a request for more detailed board minutes, a request for regularly scheduled board meetings for ease of those wishing to attend, a suggestion of hiring a professional company to conduct a capital reserve projection, and a newsletter. Anyone interested in editing a Villas newsletter should contact the Board.

Adjournment: 8:21 PM

Respectfully submitted,
Earl Misch
Board Secretary