



**The Villas At The River  
HOA Board Meeting and Annual Meeting  
& Election Results  
Sunday, June 25th, 2023**

Time: 2:00 pm for Final Ballot Collection and Suspension of Meeting  
for Election Committee to Count Votes

Time: 4:00 pm for General Meeting to Resume

Time: 5:30 pm for Hors d'oeuvres and Desserts Potluck

**BOARD MEETING MINUTES**

**Present @ the 2:00 PM Meeting for final ballot collection:** Susan Langbehn, Charlie Kozup, Dave Kett, Ed Johnson, Barbara Schoene, Debra Luongo, Deb Koroch, Pat Bohanak.  
**Absent:** Bob Barrett

**Meeting called to order by Sue Langbehn at 2:20 pm**

**Charlie Kozup moved; Dave Kett seconded to suspend the meeting and dismiss the Election Committee to count ballots. Motion carried unanimously.**

Meeting suspended at 2:15 PM until 4:00 pm.

**Present @ the 4:00 PM General Meeting:** Susan Langbehn, Charlie Kozup, Dave Kett, Ed Johnson, Barbara Schoene - attendance was taken at the door. A total of 63 residents attended the meeting.

**Absent:** Bob Barrett

**Meeting reopened by Sue Langbehn at 4:15 pm**

**1. Election Results from Election Committee:**

A. Board of Directors

- 3-year term members: Susan Langbehn, Deb Koroch
- 2-year term members: Shirley Barrick, Dave Kett

B. Proposal - A vote to opt-out of the requirement to have the HOA financial records audited by a certified public accountant for the years 2021, 2022 and 2023 in accordance with Section 1.5 of the Condominium By-Laws and Section 559.157 Michigan Compiled Laws.

- 82 ballots were returned; with 67 **YES** votes and 12 **NO** votes. **Proposal Passed.**

*Charlie Kozup currently serves a three-year term which will expire June 30, 2024.*

**Dave Kett moved; Ed Johnson seconded to accept the results of the 2023 Election, as presented. Motion carried unanimously.**

**2. President's Report: See separate documents included in your Annual Meeting Packets:**

- Deaths: Since 6/26/2022 - Charlie Hunnell 11/7/2022 - Greg Koroch 11/19/2022 Manny Stoes December 2022 - Nancy Hanby 12/9/2022 - Dave Libbs 1/23/2023 Rex Nower 5/19/2023 - Dennis Anderson 5/24/2023.
- New Residents and Moves within the Villas: Sandra Barrett (2889 Villa Lane) - Sue Adent (3141 Riverview Lane) - Betty & Dennis Anderson (3096 Riverview Lane) - Suzanne Wattles (2906 Villa Lane) - Carl & Myra Davenport (2787 Villa Lane) to assisted living (unit sold) - Al Robertson (2822 Villa Lane) to nursing home - Susan Stoes (3094 Riverview Lane) to the Whitcomb; Perins moved from 3096 to 3094 Riverview Lane - Dennis Houseworth moved from 2906 to 2781 Villa Lane.
- Recognition of Volunteers
- Projects Completed since June 2022
- Projects remaining for 2023
- " Just What Do My Monthly Dues Cover?"
- State of The Villas at the River HOA Observations
- Emergency Contact Information Initiative Roll-out - Under New Business

**3. Property Manager's Report - Jill Golden**

- Asphalt patching W. Villa Lane
- Driveway Sealing W. Villa Lane
- HVAC inspection—No issues
- Sprayed building #8 roof with Wet & Forget for roof stains (experiment)
- Tree trimming (Oak Trees not to be trimmed until Fall)
- Downspout cover project and Sunroom trim project repairs completed
- Putting in work order process 269-983-7722 or [associations@realpropertymanagementswm.com](mailto:associations@realpropertymanagementswm.com) - Mariel or Sandra will assist with putting in your request & answering general questions.

**4. Vice President's Report - Bob Barrett**

In the absence of Bob Barrett, the Secretary, Ed Johnson read the Vice-President's Report:

*This year, a lot has been accomplished to benefit our homes and the solvency of our Villas' HOA. There are 2 projects I am most proud of because they took the time and effort of many individuals to accomplish:*

1. *Establishing a brokerage account with United Credit Union which allows our treasurer to find the highest yielding CD's available without the need to constantly move our funds from bank to bank. This account not only saves time and extra effort, but also allows us to receive several Thousand Dollars in extra interest. This is something I used to do for my clients, regularly and sometimes it is a little difficult to comprehend. For me, it is most gratifying to see Charlie Kozup not only grasp the concept, but also for him to*

*learn to ladder our CD's maturities, ensuring not only a continuous income stream, but availability of emergency funds.*

- 2. Almost 5 years ago I began contacting the appropriate agencies to start planning our Riverfront erosion problem. Part of the project had the added benefit of discovering the ability to add mulch to our Nature Trail allowing much greater use. As chairman of the committee, I gathered the pertinent information and received some bids to perform the work. In 2021, upon becoming President of the HOA, I resigned from the committee and appointed Ed Johnson as chairperson. The result of his diligent work, with his committee, is now on display at our boat launch. Thank you, Ed, for taking on this immense responsibility and seeing it through to a great completion.*

*Respectfully submitted: Robert L. Barrett*

## **5. Treasurer's Report - Charlie Kozup**

Our current financials were included in the attached handout "**Treasurer's Report for Annual Meeting June 2023.**" The Villas at the River HOA is in a very strong financial position.

The other matter discussed was the Landscape Committee and that it will take a more advisory role and less weeding and trimming. Major topics discussed in our kickoff meeting on Wednesday were:

1. Enhancements to entrance flower beds
2. Landscaping around Barn property
3. Landscaping around balance of utility boxes
4. Deciding what to replace dying blue spruce trees with
5. Developing a schedule of landscaping activities by the month/season
6. Planting ground covers along the riverfront which is not mowed.

For the Barn property, the committee decided to survey the residents to determine their issues with the current look and to determine what they think should be done to enhance the area. An email requesting the resident's input will be sent out Monday, 6/26/23. The next Landscape Meeting is scheduled for Friday 7/10/23 at 10 am in the clubhouse. All interested residents are invited to attend.

## **6. Secretary's Report - Ed Johnson**

1. Erosion Control Project - First, Ed acknowledged the committee members who gave of their time and thoughtful input to achieve the end results that we see today. From the time Bob asked him to take on the project, it took about two years to complete. The committee first arranged meetings with State and Federal agencies in charge of permitting such projects. Next, they located a company, Point Blue, to help navigate the difficult permitting process, there were many meetings on site with Point Blue's Gay Blind. Her help in submitting the many applications necessary to obtain the required permits was vital to the success of the project. Next they contacted several companies and met their representatives on-site to go over the proposed project so that each company would have the information necessary to bid the project. Once the different proposals were received and reviewed by the committee and the HOA

Board, Triple-D was selected to complete the work. The committee continued to meet with Triple-D throughout the project. Ed reports that it was a great team effort with a great result which accomplished their goals of preserving the boat launch area while maintaining an aesthetically beautiful look. Thank you, Bill Langbehn, Dave Kett, Maggie Johnson, John Huber, and Bob Barrett.

2. Secondly, Ed acknowledged the current board members for all their time and energy and knowledge they gave to bring us all where we are currently today: Sue Langbehn, Bob Barrett, Charlie Kozup, Dave Kett

**7. Member At Large Report - David Kett**  
**Completed many projects this past year as listed below**

1. Last July (2022) Dave diagnosed and fixed the well pump for clubhouse, which needed new capacitor. He also found that the air bladder in pressure tank had lost all of its air. He charged bladder per manufacturer's instructions. In May this year, he found that the bladder had again lost all of its air. He replaced air valve and installed a new valve plug after recharging. Thanks to John Huber for the use of his air compressor and valve parts.
2. The pool gate latch that did not lock properly was fixed. (2022)
3. The foot faucet on pool shower was cleaned out.
4. The timer issues on large pond fountains were adjusted to operate 8am to 11pm with lights on 6pm to 11pm.
5. A new specialty knob on south fountain control (large pond) was installed.
6. A new filter in clubhouse refrigerator was installed.
7. The toilet in men's restroom at the clubhouse was repaired.
8. Installed handicap automatic door opener into clubhouse main door. Diagnosed and replaced parts that were not working as designed. System now working well.
9. Led project to change west Villa Ln. sprinkler system (small pond) by installing a new pump to draw water from the pond for irrigation. The well will only be used to fill pond. Benefits expected are reduced iron deposits from sprinklers and much colder water in the pond reducing the need for chemical treatment. System is now operating and will be evaluated over the next few years. A similar project will be done for large pond if we get positive benefit results.
10. Created a detailed process to remove pond fountains in the fall and reinstall fountains in the spring. This includes removal, electrical disconnect, cleaning, winter storage, installing in spring, and reconnecting electrical.
11. Installed solar powered lights in shed.

**8. Old Business:** New Board will revisit pending topics, such as Estate Sales, Recycling Bins at the Clubhouse, etc.

**9. New Business:**

- Social Services Resources - Anne Brandt: Provided a detailed packet on all kinds of social service agencies.
- Emergency Contact Information Initiative - John Huber provided a new form to collect emergency contact information. He detailed why keys are stored in the HOA lock box and why door and security codes are necessary for access in the event of a hazard or health emergency.

**10. Co-Owner Questions & Comments:**

- Gloria Kett spoke in favor of Rigo and Katy as our handypersons and asked residents to work with them on pruning and weeding issues.
- Daverly Kozup spoke to the issue of landscaping needed between the Villas and the barn property.

**Adjourn Meeting:** 5:35 pm

**Next meeting Scheduled For: Wednesday, August 23, 2023 - 9:30 am**