



The Villas at the River Homeowner's Association
Annual Report
May 23, 2019

ALC Maintenance was hired to do an 18-point attic assessment of insulation, heating vents, ductwork and water heater venting in all 92 units. Deficiencies were found and steps were taken to prioritize improvements. Thirty-five (35) units have been modified to date with more units scheduled in late fall of 2019. As a result of prioritizing the insulation improvement project, other major capital work was paused.

Winter services total \$25,755 for January through April 2019 and are \$14,430 under budget thus far. We budgeted an additional \$5,175 for winter services for the months of November & December 2019. This compares to \$50,783 paid for January through April in 2018.

The clubhouse underwent budgeted improvements with painting, replacement of upholstered chairs and replacement of window treatments with the help of volunteers. An offsite garage sale was held with proceeds going towards the clubhouse refurbishment. Two additional book cases were purchased for the library.

Two HVAC units were replaced at the clubhouse with an improved thermostat system. A new aerator was purchased for the small pond. Drainage swales were constructed between buildings 5 and 6 and a catch basin was constructed between buildings 3 and 4. New pressure gauges were approved for the lift station.

In 2018-2019 leaking roofs caused damage to two units for a repair cost of \$8,885. A water pipe break located in the concrete caused damage to two units for a repair cost total of \$11,113.

The new website has been a successful addition to our Villas community-wide communication.

Villas' co-owner Jim Smith did a thorough evaluation of our insurance policies. Recommended improvements were made and carried out. Flood insurance was purchased for buildings 19-24.

All mailboxes were refurbished and painted by Sue Langbehn. New building identification signs are hoped for in the near future. Numerous suggestions have been submitted by co-owners and are being reviewed.

The dock was refurbished by volunteers allowing easier access and more room for fishing. The landscape committee did an outstanding job with transplanting, spring bulb planting and trimming and weeding. Additional volunteer work from our clubhouse committee has been extraordinary and much appreciated. The emphasis that our property manager (Pam Fetke) and CID (Mark Carlock) have placed on the trimming, cleaning and repair work around the Villas has greatly enhanced the overall appearance of our development.

The Board of Directors did a thorough review of the operating budget needs of the Association due to the increased cost of various services. It was subsequently determined that the Operating Budget needed to be increased by \$40.00 per month per unit. Each co-owner now contributes \$100 per month to the capital expense fund and \$300 per month to the operating budget for total monthly dues of \$400.00.

The election of 2018 resulted in Julie Crane being voted in to serve a 3-year term expiring in 2021. There will be 2 positions open for the election of 2019. Those terms will expire in 2022. The election committee chaired by Barb Johns oversaw the election of 2018 and will conduct the election of 2019.

The Board of Directors consists of:

- President, Mary Huber
- Vice President, Al Ernst
- Secretary, Earl Misch
- Treasurer, Jean Bloomquist
- Member at Large, Julie Crane