



The Villas at the River Homeowners Association  
Annual Report  
September 13, 2020

Due to the Coronavirus (COVID-19) pandemic, the Annual Meeting was postponed from May. Executive orders from Michigan's Governor Gretchen Whitmer to control the spread of COVID-19 were first issued in March, 2020; and many restrictions are still in place to control the spread of COVID-19. Today's meeting was conducted outdoors in the clubhouse parking lot following recent guidance for social distancing and limitations on public gatherings.

2019 Election – Al Ernst and Earl Misch's terms ended 6/30/2019, and Jackie Seib and Sandi Coons were elected as new members on the Board.

Election of Officers for 7/1/2019 – 6/30/2020:

President, Mary Huber  
Vice-President, Jackie Seib  
Secretary, Sandi Coons  
Treasurer, Jean Bloomquist  
Member at Large, Julie Crane\*

*\*Julie Crane resigned from the Board in December, 2019, and Earl Misch was appointed to fill the Member at Large position until the next election.*

2020 Election – Mary Huber and Jean Bloomquist's terms ended 6/30/2020. Earl Misch's appointment to fill the Member at Large position until the next election also ended on 6/30/2020. Jean Bloomquist and Bob Barrett were elected to serve 3-year terms. Sue Langbehn was elected to serve for one year to complete the remainder of the term originally held by Julie Crane.

Election of Officers for 7/1/2020 – 6/30/2021:

President, Jackie Seib  
Vice-President, Bob Barrett  
Secretary, Sandi Coons  
Treasurer, Jean Bloomquist  
Member at Large, Sue Langbehn

A Financial Review for 2018 was conducted by CooperBoetter PLLC and posted to the website on December 19, 2019. The Financial Review for 2019 was performed by the firm now known as Cooper & Associates PLLC and posted to the website on June 28, 2020.

An Internal Audit for 2017-2018 was conducted with both the report and the Board's response posted to the website on April 23, 2020.

The 2019 Annual & 2020 July Year-to-Date Financial Highlights are attached to the Annual report.

In August 2020, the Internal Audit Committee began the process of reviewing financial records for the period January 2019 through June 2020 and the procedures followed during the recent Attic Insulation and Vent Cap Replacement Project from 2018 - 2020. They will provide reports to the Board when complete.

An AED (Automated External Defibrillator) was purchased in September costing \$1,560 (includes replacement training pads). The AED can be found in the main hallway of the clubhouse with a sign marking the location.

Guse-Hahn completed the garage door repairs in November 2019. Replacement panels were installed to repair the garage doors damaged last winter by the snow plow service. Materials and labor were covered by the insurance check we received on behalf of Second Nature Gardens.

The Capital Reserve Committee updated the Capital Reserve Study and presented it to the Board in November, 2019. It is posted to the website.

In March, 2020, executive orders from the governor for the Coronavirus pandemic required closing the clubhouse and delayed opening of the pool. The clubhouse exercise room, library, and pool were reopened on June 8, 2020, but with health safety rules and restrictions in place. The Great Room remained closed due to the limit of ten people allowed in an indoor space.

Work continued on the Insulation Improvement and Vent Cap project. ALC completed the attic insulation portion of the project and most of the vent caps before ending the relationship with the HOA in May, 2020. The Board is evaluating options for completing the vent caps.

In March, 2020, the Board reached a tentative agreement with ALC Maintenance LLC to advise and work on issues of maintenance and services regarding the infrastructure. In May, 2020, ALC decided it was unable to enter into such an agreement. The agreement was not signed by both parties.

In April, 2020, the Board retained a new attorney, Mark A. Miller of Miller Johnson Schroeder, PLC.

All gutters and downspouts were inspected and realigned by V-C Sales. This project is complete.

A Mailbox and Unit ID committee was formed to replace mailboxes and signage. As of this writing, this project is now complete.

Due to ongoing clogging issues with the Lift Station, residents were again reminded via hand delivered notices to not flush anything other than human waste and toilet paper. In June, 2020, the HOA placed an order with Kennedy Industries for 2 new pumps and a 5-year preventative maintenance lease program. We are expecting installation of the new pumps within the next month.

A Riverfront Erosion Committee was formed. In July, 2020, an application to EGLE (Environment, Great Lakes & Energy) for an on-site evaluation of the riverfront was submitted. EGLE has acknowledged our application; but as of this writing, we do not yet have a scheduled date.

In August, 2020, Wightman & Associates completed road soil borings to analyze requirements for repaving East Villa Lane. As of this writing, we are awaiting the engineering report. This work is being planned for in 2021.

On September 2, 2020, the clubhouse parking lot, boat ramp area, West Villa Lane, and Riverview Lane received hot crack filling. Driveways for Buildings 9-17 plus units 2881 & 2887 in Building 7 were cracked filled and then sealed.

Buildings #10 and #15 plus the remaining 212 shutters are being repainted in September 2020.