

BOARD OF DIRECTORS MINUTES
Villas at the River April 13, 2011

The following documents the first meeting of the newly elected Board of Directors for the Villas at the River. In attendance were Mike Cook, Jean Bloomquist, Tom Johns, Dave Kett and Gary Coate. The meeting was held in the conference room at the Villa's Office and started at 2:00 p.m.

The first items are those for which a motion was made and a vote was taken.

1. The election of officers concluded with:

Tom Johns - President	Dave Kett - Vice President
Jean Bloomquist - Treasure	Gary Coate - Secretary

2. A motion was made by Tom Johns and seconded by Dave Kett to have Dick Wales and Helen Tanner continue to provide the same services to the Association as they have been doing in the past. Motion passed. Discussion included noting that the time that they provide for the Association will have to be added to the Association's budget. These additional budget items will be reviewed at the next meeting. Further discussion included that the time contributed by Jeff Gaul and Rick Wales is already in our budget and no change was anticipated in the two of them continuing to work part-time for the Association. Their time is carefully monitored so that an equitable split is made between the Association and the developer. Dick Wales will direct their activities.

3. A motion was made by Tom Johns and seconded by Dave Kett to make Lot #19 on the lower level available for the garden this year. Motion passed. Discussion included that it will be up to the garden committee to decide if they wish to establish a garden there. Lot #13 will possibly be developed and thus would not be available.

Other items discussed but no formal action taken at this time included:

1. The need for the directors being bonded. Jean B. and Helen T. will look into the requirements.
2. Keeping our budget on a calendar year. Consensus was that using the calendar year would be the best choice.
3. When should the election of officers take place? Several possibilities were presented with no action taken.
4. Mike mentioned that \$12,500 was in the capital improvement or reserve fund. There was input into how this fund could be increased but no specific action was taken at this time.
5. It was mention that AT&T could be providing cable, Internet and phone service as the wiring is already in place. Mike knew of no restriction on residents switching from Comcast, if they so chose.
6. It was discussed whether board meetings should be open to residents or closed to only board members. Consensus was that at least initially only board members should attend. Every effort though should be made to communicate our activities to the residents.
7. We discussed the eventual hiring of a property management firm to provide administrative support. Consensus was that we were not ready for this and would continue with our current support staff as described earlier.
8. The need for a universal remote for the club room TV was mentioned by Tom J. This will be explored further.

Items that were noted and tabled for future meetings included:

1. Club house regulations
2. Review of our budget. (The 2011 budget with the 2010 budget and expenses was available for review)

The next meeting will be Friday, April 29th at 2:00 p.m. same location.
A motion was made, seconded and passed to adjourn the meeting at 4:00 p.m.

Respectfully submitted, Gary Coate, Secretary

VillasBoard 4/13/11