

BOARD OF DIRECTORS MINUTES

The Villas at the River

Homeowner's Association, Inc.

2887 Villa Lane, Benton Harbor, MI 49022

June 24, 2011

The following documents the fifth meeting of the 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.

President's Report:

- Rick and Jeff are completing mulching for those residents who were unable to do it. There is an additional 10 yards of mulch available for those who wish to add more. A total of 30 yards was purchased.
- Rick has completed cleaning gutters.
- The flower planting in common areas is complete and the plants have been fertilized.
- Rick has sprayed for weeds.
- Numerous complaints concerning service from Comcast have been received. Tom will follow up on this.
- Termites have invaded the base of the large entrance sign. Dick is making repairs. Also, one of the lights is out.
- The Nature Trail has been mowed.
- The dock is now in place and usable after being under water for most of the Spring.

Developer's Report:

- Mike passed out a list of the items now owned by the Association. This list includes such items as pool furniture, lawn maintenance equipment, benches, etc.
- Mike presented hourly rates for Helen, Jeff, Rick and Dick set by his CPA for work done for the Association and we are still under budget for their services.

Vice President's Report:

- The May social had a very good turnout and stretched the capacity for the clubhouse.
- Dave mentioned June's social is also a farewell for Lee Sadler who is moving soon.
- Dave expressed appreciation for those residents who assisted with the repairing of the pool furniture. The turnout was very gratifying and the work is complete. A storage box is also now in place.
- Lois Wallace has been appointed by Dave to be chairperson of the Clubhouse Committee which will be responsible for maintaining an inventory of supplies for the clubhouse including cleaning supplies as well as other items we use for socials and other events. She will appoint two residents to assist with this.

Secretary's Report:

- A motion was made by Tom and seconded by Dave to accept the May 24th minutes. Motion passed. There was no correspondence.

Treasurer's Report:

- Jean presented four (4) reports for the Board's review: Balance Sheet for May; Budget vs. Actual Summary Monthly/May; Budget vs. Actual Summary Year-to-Date (Jan-May); Transaction Detail by Account/May. We are on track with the budget so far.
- Currently, there is \$3,300 in the Association's checking account and \$12,500 in the reserve account.
- On July 15th the Audit Committee (Rae Holman, Al Robertson and Jean Bloomquist) will audit our books for the year 2010.
- Jean reported that she has submitted an application for Fidelity and Forgery coverage to our insurance carrier.

Unfinished Business:

- Election of Officers: The timetable for the election of officers was once again addressed. A motion was made by Dave and seconded by Tom to stay basically with the same schedule that was put in place for the first election, that being to hold the election in March and the new officers taking office April 1st. Officers will have a one-year term. Motion passed.
- Bulletin Board: Nothing new; still pending.
- Driveways: Work on the driveways selected for recoating will start in the Fall to be done before Winter.

New Business:

- Decorative Items: Tom Johns noted that Paragraph 2 of The Villa's Community Policies and Guidelines forbids the display of certain decorative items until the Board approves their use. Accordingly Tom moved and Dave seconded the following motion: A bird feeder, flowers, flower pots, ground landscaping lights, and stepping stones may be used in the mulched areas around a resident's home as long as the displays are tasteful, do not harm the overall desirable look of the community and do not interfere with the mowing or maintenance. The Board of Directors shall have the right at any time to disallow a resident's specific display. The Board of Directors may modify these rules as experience shows to be advisable. The motion passed by unanimous vote.
- House Numbers: Tom discussed the need to add house numbers identifying our units. Given our unique building configuration, emergency personnel and delivery personnel have difficulties locating specific units. Tom made a motion, seconded by Dave to set up a volunteer committee of residents to build and install plaques with 4" high reflective numbers mounted so that they will be visible when entering the driveway to the garages. Unfinished plaques can be purchased, painted, numbers attached and then mounted (estimated cost of \$12-\$14 per plaque). Motion passed.

A motion was made by Tom and seconded by Gary to adjourn the meeting at 4:50 p.m. Motion passed. The next meeting will be Friday, July 29th at 2:00 p.m. at the same location.

Respectfully submitted,
Gary Coate, Secretary