

# BOARD OF DIRECTORS MINUTES

*The Villas at the River*

*Homeowner's Association, Inc.*

*2887 Villa Lane, Benton Harbor, MI 49022*

**July 29, 2011**

The following documents the sixth 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.

The meeting opened with a presentation given by Karla Verpoort of AT&T. It is preparing to offer phone, TV, and Internet service to our residents in various packages that will include the above mentioned services. The Board requested that an AT&T engineer verify that it will be feasible to offer all three (3) services to our individual units.. If no problems, the Board has a contract to review and sign. A social event will be scheduled at the Clubhouse during which AT&T representatives will make a presentation to the residents. AT&T has volunteered to set up our Clubhouse with the New U-verse service so residents can get a hands on experience before changing to their services. It should be noted that residents will be under no obligation to switch. It will be on an individual basis not a community decision.

## President's Report:

- The Board extends a special thank you to Ron Momany and Butch Mammina for fertilizing our community flowers.
- Tom held several meetings with Dick Wales for every day updates.
- The mulching has been completed. There are no more plans to purchase any more this year.
- Earl Brown reported he is having a problem with his mulch washing away. The Board will have Rick install a black edging in that area to retain it.
- The Board approved the request by the Counts for a swing on their patio.
- The materials for house number plaques have been ordered from Home Depot. Volunteers are ready to paint and put them together.
- With approval of residents affected, a direction sign has been designed for residents that live off of Villa Lane. *See New Business.*
- A note was received from Terri Baker about overwatering in her front yard. Dick and Tom had Rick adjust the time the sprinkler was running (32 minutes to 18 minutes). There is some overlapping of the sprinkler heads that are also contributing to the problem. The landscaper has been contacted and adjusted the heads and hopefully this will resolve the issue.
- The Clubhouse well is experiencing problems and needs the attention of a well driller. This may be a costly fix. Tom discussed with Dick Wales about the possibility of hooking the Clubhouse up to city water as an alternative to having the well serviced. The Board agreed that a better long-term alternative is to have the well fixed and that is being investigated.

## Developer's Report:

- Mike made very positive comments concerning the appearance of the development. Progress is continuing on Building 17.

## Vice President's Report:

- The Clubhouse Committee chaired by Lois Wallace has drafted a user checklist. It was suggested that instructions for locking the doors, including the door to the pool, be added to this checklist. Also to be added is the cleaning of the grill, if used. Tom will look into how this checklist can be posted and made available to all those renting the Clubhouse.
- Dave reported that a note was posted that the bathroom doors to the pool be locked after being used.

## Secretary's Report:

- The minutes from the June 24<sup>th</sup> meeting were accepted as written. There was no correspondence.

Treasurer's Report:

- Jean reported that we are in a satisfactory position financially as of the end of July. We have not had to dip into the reserve.
- The Audit Committee of Al Robertson, Rae Holman and Jean Bloomquist met on July 15, 2011 to audit the books. Jean presented the completed Audit Report for 2010 as prepared by the committee and all was found to be in order. A number of recommendations were made in the report to enhance our financial practices. If questions, please contact Jean. A motion was made by Dave Kett and seconded by Gary Coate to accept the Audit Report for 2010. Motion passed.

Unfinished Business:

- Bulletin Board: Nothing new; still pending.
- Driveways: Tom reported that the portion of the driveway nearest the pond between building 5 & 6 needs attention and should be included in the driveways to be resealed this fall.
- House Numbers: See President's report.

New Business:

- AT&T Contract: Concerning the proposal made by AT&T, a motion was made by Tom Johns and seconded by Dave Kett. The motion was in two parts: (1) once their engineers have confirmed that offering their services as described above can be done and (2) after review by the Board of the contract, and it is found to be acceptable, the Board will OK the contract. Motion passed.
- Town Hall Meetings: Dave proposed the Board host a social each quarter that will include a town hall type session. Items of interest brought forth by the Board and residents will be discussed. The response to Dave's suggestion was favorable. The first Town Hall meeting was tentatively set for Sunday, September 18<sup>th</sup>.
- Direction Sign: Tom presented the design for the direction sign for residents living off of Villa Lane. A motion was made by Jean Bloomquist and seconded by Dave Kett to accept the design. Motion passed.

A motion was made by Dave and seconded by Gary to adjourn the meeting at 4:47 p.m.

Motion passed. The next meeting will be Monday, September 12<sup>th</sup> at 7:00 p.m. at the same location.

Respectfully submitted,  
Gary Coate, Secretary