

BOARD OF DIRECTORS MINUTES

The Villas at the River

Homeowner's Association, Inc.

2887 Villa Lane, Benton Harbor, MI 49022

April 11, 2012

The following documents the first meeting of the newly elected Board of Directors of the Villas at the River for 2012. In attendance were Mike Cook, Jean Bloomquist, Tom Johns, Dave Kett and Gary Coate. The meeting was held in the conference room of the Villa's Office and started at 8:00 p.m.

The first item of business was to elect officers for 2012. Dave made a motion seconded by Mike to not change the assignments of 2011. The motion passed. Tom Johns, President; Dave Kett, Vice-President; Jean Bloomquist, Treasurer; Gary Coate, Secretary. Mike Cook, as developer, will continue as the 5th member of the Board.

President's Report:

- Tom requested a vote to have Dick Wales and Helen Tanner continue to provide the same services to the Association as they did in 2011. Jean made a motion and Dave seconded to have Dick and Helen continue in their present roles with no change in the charges to the Association for their services. The motion passed.
- Tom asked that leasing be added to the agenda under new business.

Developer's Report:

- Mike reported on construction progress and sales activity.

Vice President's Report:

- Dave reported that we are continuing with monthly socials and the 2012 calendar is filling up.
- Dave indicated that the pool would open near the end of May.

Secretary's Report:

- The minutes of the last regular meeting (January 16, 2012) were reviewed by the Board and were issued in January.

Treasurer's Report:

- January, February, and March financial reports were issued to the board members for review.
- Jean reported that March YTD (year-to-date) and cash on hand are favorable. Two thousand (\$2,000) dollars will be transferred to the reserve per association rules.

Unfinished Business:

- Clubhouse Rules
A new version of the rules was drafted in late 2011. The Board will address this draft during the May 14th meeting and then it will be put on our website for comments. It is the Board's intent to finalize these rules within the next two (2) months.
- Picture Directory
John Huber is continuing work on this directory. There are some residents he will need to contact for pictures.

New Business:

- Bylaws/Election Process
There was discussion concerning the requirements in the Bylaws for an annual meeting involving the residents. Also discussed was the recent election and the need, now that we are beyond the first year, to study the election process for possible changes. Both items will be addressed by the Board in upcoming meetings.

- Garden
Mike suggested that the resident's garden be moved back to lot #13 (where it was in 2010). Tom will bring this up at the social on April 15th.
- Community Building Parking Lot
This lot needs work. Dick Wales will get separate quotes for resealing and restriping the lot. There was discussion that perhaps the striping could be done by the residents but we will wait on the quotes.
- Clubhouse Carpet
It needs cleaning and Tom Johns will get quotes by the May 14th meeting.
- Leasing a Unit
The issue of a resident leasing their unit was discussed. The Bylaws state that a lease should be at least 6 months. The Board agreed with this requirement but further felt that we should come up with guidelines for persons leasing a unit (what privileges should they have as a leasee). This will be studied and discussed at our May 14th meeting. (Please reference our policy book under tab labeled Community Policies & Guidelines Item #17; tab labeled Master Deed & Exhibits Article 10 Rentals & Leases.)

A motion was made by Dave and seconded by Gary to adjourn the meeting at 10:04 p.m. *The motion passed.* The next meeting will be on Monday, May 14th at 7:00 p.m. in the Villa's Office.

Respectfully submitted,
Gary Coate, Secretary