

BOARD OF DIRECTORS MINUTES
The Villas at the River
Homeowner's Association, Inc.
2887 Villa Lane, Benton Harbor, MI 49022
May 14, 2012

The following documents the second meeting of the 2012 Board. 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 7:00 p.m.

President's Report:

- * Tom reported that the mulching is 90% complete. Mulch is either being applied or delivered for each resident depending on their wishes.
- * A terrace is being built between the patio and the bluff at the back of the Community Building to prevent erosion.
- * The garden has been started on Lot #13. All are invited to participate.

Developer's Report:

- * Sales activity this spring has been positive.

Vice President's Report:

- * Socials sign up have been going well.
- * Dave reported that the well which was worked on this spring still has air in the system. In time the problem may resolve itself, but if not, further attention will be required.
- * Dave has learned how to adjust the sprinkler settings. Currently, the sprinklers are running twice a week and may need to be set to three times a week as summer approaches. If a problem occurs with a resident's sprinkler, in terms of coverage, they are advised to contact Dave. He will make adjustments as needed.
- * The pool is scheduled to open Memorial Day weekend. The ladder needs to be reanchored as it was working loose.

Secretary's Report:

- * The minutes for the April 11th meeting have been finalized and posted on the website.

Treasurer's Report:

- * Jean reported that the year-to-date figures are looking good. Expenses are under budget and under revenue. Detail financial reports were made available to the Board.
- * She requested that an audit committee be established. The Board agreed that this should be done. The Board will have the committee established by the end of June.

Unfinished Business:

- * Clubhouse Rules
Several issues were resolved that were pending from the draft put together previous to this meeting. A motion was made by Dave and seconded by Jean to accept the New Clubhouse Rules. The motion passed by unanimous vote. This document will be posted on the website along with the new rental application and agreement form. The New Rental and Agreement forms will also be available on the clubhouse bulletin board. Written comments to Tom concerning the Clubhouse Rules will be considered by the Board in future meetings. The rules

are taking effect May 15th and apply to previous reservations. Although there is a fee increase for larger gatherings, residents making reservations prior to May 15th will incur no extra charges even if their group size falls into the increased fee schedule.

- * Photo Directory
A preview was presented to the Board. All agreed that the format and quality of the pictures being taken by John Huber look great. John is continuing to take the photos needed to complete the directory.
- * Flower Planting
The planting of flowers in common areas is underway and scheduled to be completed by May 17th.

New Business:

- * Community Building Parking Lot
Tom reported that the parking lot needs restriping but resurfacing can be put off for another year or two. A separate quote for restriping is being requested. Depending on the quote, we may be able to do it ourselves at a lower cost. Also, resurfacing of individual turn-around areas and garage entrances will continue as there is money in this year's budget to do some. Affected residents will be notified prior to the work being done. Older buildings will be handled first.
- * Clubhouse Carpet Cleaning
Tom reported that Marshall Carpet Cleaning submitted a quote of \$265 to clean this carpet and add a protector to the carpet. Also included is a quote of \$180 to clean four (4) stuffed chairs as well as the striped chairs for \$15 each (not all need cleaning). Jean made a motion and Gary seconded to proceed with this, setting \$600 as the maximum to be spent. The motion passed.
- * Fence Request from the Knuth's (2828/Building #15)
The Knuth's requested in writing permission to have a fence constructed to provide a screen between their unit and an adjoining property where farm equipment is in full view. The fence will be in accordance with standards set for patio fences. They agreed to take responsibility for construction and maintenance of the fence. Jean made a motion and Dave seconded to allow them to have the fence constructed. The motion passed.

The meeting adjourned at 9:45 p.m. The next meeting will be July 16th at 7:00 p.m. in the Villa's office.

Respectfully submitted,
Gary Coate, Secretary