

BOARD OF DIRECTORS MINUTES
The Villas at the River
Homeowner's Association, Inc.
2887 Villa Lane, Benton Harbor, MI 49022
July 16, 2012

The following documents the third meeting of the 2012 Board. In attendance were Mike Cook, Jean Bloomquist, Tom Johns and Gary Coate. Dave Kett was out of town and unable to attend. The meeting was held in the conference room of the Villa's Office and started at 7:00 p.m.

President's Report:

- * Tom and members of the Board expressed their appreciation for all the work Dave has done with the sprinkler system. This has been a tremendous help and more detail is provided in the VP report.
- * Tom and members of the Board also want to thank the Flower Committee for a job well done. The flowers are getting more beautiful every day.
- * The dock has been placed at the river's edge and mud has been removed from the ramp. Our thanks are extended to the residents who helped with this endeavor.
- * Tom and other members of the Board met recently with the president and secretary of the HOA (Homeowners Association) of Stonehenge which is an Epcon Community in Kalamazoo. Discussion covered activities and operations of the respective homeowner's associations. They were very impressed and complimentary of our association and development.
- * This past month a men's coffee gathering was initiated. All men were invited and nine attended this first meeting. They set the 4th Wednesday of each month at 10:00 a.m. for future meetings. The sessions are very informal and ideas for possible future projects were discussed.
- * Scum is being removed from both ponds and chemicals added to retard future growth.
- * Spraying for weeds around the buildings has started.
- * The mechanism that adds the RID O RUST for the well that serves buildings 22 and 24 by the river needs repair. This is being addressed and should be working again soon.
- * Residents have complained about holes appearing in their mulched areas and even grass. Voles, moles, and other "critters" were considered but it was determined that birds digging for bugs are the culprits. Not much can be done about this.
- * The cleaning of the Clubhouse carpet and furniture is complete.
- * The fallen tree down by the river has been removed (thanks to Charlie Kozup).
- * The new reservation system is working out as planned. Socials continue to be well attended.
- * John Huber, who is preparing a photo directory, gave a progress report. He distributed to the board copies of the text portion of the directory and showed samples of the photos taken. Most residents have had their pictures taken. The completion date is tentatively set for September in order to include new residents that are moving in. Members of the Board expressed their appreciation for the fine work he has done. All felt that this will be a great tool for our residents to be able to associate names with faces and get to know each other.

Developer's Report:

Mike reported that sales are continuing to go well and Building 11 has received its first occupants.

Vice President's Report:

(Written report submitted by Dave Kett)

- * The coffeemaker at the Clubhouse has "died" and will be replaced this week with a low cost model. Due to the hard water used in the Clubhouse we can expect to replace it every year
- * A spine board (part of safety equipment for the pool) was replaced at a cost of about \$230. The new model is plastic and should outlast the old wood model.
- * I have spent many hours correcting sprinkler issues and learning about the system. I intend to have a complete map of each zone and location of the valves before the end of this year. For the most part we are in good shape at this time considering the drought we are experiencing.

Secretary's Report:

Minutes of the May 14 meeting have been finalized and posted on the website.

Treasurer's Report:

- * Jean reported that year-to-date figures are looking good. Expenses are under budget; however, landscaping costs are up due to a mowing rate increase and earlier mowing start date. Cash flow is good.
- * Jean is continuing to put together an audit committee and hopes to have this done soon.

Unfinished Business:

- * The parking lot restriping remains an open item for this year.
- * The resurfacing of garage entrances and turn around areas was discussed. Gary made a motion which was seconded by Jean to increase the budget for this from \$1,500 to approximately \$2,000 this year. Motion passed. This will allow an additional entrance to be done.

New Business:

- * The Board took up a request from Charlie Kozup to have a fire ring installed in the park area along the river. He submitted several sizes and prices. The Board is receptive to the request but has tabled this to the next meeting so that other alternatives to a steel ring might be considered. In the interim, the Board is asking that residents not build fires in the park area. Due to the very dry conditions an out-of-control fire down there could be very disastrous.

The meeting adjourned at 8:30 p.m. The next meeting will be Monday, September 17th at 7:00 p.m. in the Conference Room of the Villa's office.



Respectfully submitted,

Gary Coate, Secretary