

BOARD OF DIRECTORS MINUTES

The Villas at the River

Homeowner's Association, Inc.

2887 Villa Lane, Benton Harbor, MI 49022

September 10, 2012

The following documents the fourth meeting of the 2012 Board. In attendance were Jean Bloomquist, Tom Johns, Dave Kett and Gary Coate. Mike Cook was unable to attend. The meeting was held at the residence of Tom Johns and started at 7:00 p.m.

President's Report:

- * Tom reported that trimming of shrubs, evergreens, bushes, etc. will take place this fall.
- * There was discussion concerning the pump and motor that failed for the well serving the large pond residents. The pump and motor were replaced at a cost of over \$5,000 and it is now working properly. The Board expressed concern that this type of failure can be avoided in the future. Dave is meeting with representatives of the electrical company that installed the pump to determine the cause and preventative measures.

Developer's Report:

- * Mike was absent but Tom reported that ALL available units have been sold.

Vice President's Report:

- * The well that services river level residents delivers very rusty water. The treatment for this is very expensive and not always effective requiring additional chemical treatment of fences and sidewalks. Dave recommended we look into the possibility of using river water for this system.
- * At Dave's recommendation, Jean made a motion which was seconded by Gary that the pool be opened Memorial Day and the heater turned off September 15th. *The motion passed.* The previous turn off date was September 30th and Dave reported that usage after Labor Day is practically nil. The heater will be turned off September 15th and the pool closed and winterized later in the month.

Secretary's Report:

- * Minutes of the July 16th meeting have been completed and posted on the website. The same was done with the special August 3rd meeting.

Treasurer's Report:

- * Cash flow is holding up and year-to-date figures are looking good. Expenses remain under budget.
- * Jean is putting together an audit committee and is aiming for completion of the audit in October.

Unfinished Business:

- * The Photo Directory is close to completion. Now that existing units are sold, John Huber is aiming to have a complete directory.
- * The resurfacing of garage entrances and turn around areas (budgeted for this year) will be completed in the next two (2) weeks. Additional entrances will be put into next year's budget.

- * The adding of a fire ring in the river park area was tabled.
- * The Board discussed having a Town Hall meeting to coincide with a social. This was done last year and response was favorable. This will provide a forum for Board members to summarize the Board's activities and also for residents to ask questions. A tentative date has been set for November 11th. Stay tuned for more details.

New Business:

- * Dave made a motion which was seconded by Gary to approve the Homeowner's Guide that Tom initiated and worked on with input from the Board. *The motion passed.* The content of the guide was taken from the Condominium Buyer's Hand Book which is provided to each resident. It is a very condensed version (only eight pages) and includes those items that homeowners, especially new ones, would be most interested in. It includes such items as window treatment, what is allowed and not allowed in mulch areas, services provided by the Association, use of the pool and Clubhouse, etc. All this information is found (although not easily) in the larger Condominium Buyer's Hand Book and is not intended to replace the larger manual. The condensed guide is intended to answer frequently asked questions and provide a quick reference. It is the Board's intent to pass a copy out to new residents and to make copies available to existing residents.
- * Our August social was very well attended and strained the capacity of the Clubhouse. In order to provide some relief, the Board discussed using the pool table as a buffet table and open up those tables and area where food has been served for seating. This will require that a portable cover be provided for the pool table. Tom suggested a hard foam cover be constructed that will fold and be supported by a frame that will rest on the pool table. To protect the pool table a large vinyl tablecloth will be placed over the portable cover. The Board agreed that this should be done.

A motion was made by Dave and seconded by Jean to adjourn the meeting at 8:50 p.m. *The motion passed.* The next meeting is tentatively set for Tuesday, October 9th at 7:00 p.m.

Respectfully submitted,
Gary Coate, Secretary