

BOARD OF DIRECTORS MINUTES
The Villas at the River
Homeowner's Association, Inc.
2887 Villa Lane, Benton Harbor, MI 49022
October 11, 2012

The following documents the fifth 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 7:30 p.m.

Developer's Report:

- * Mike reported that all completed homes are sold.
- * Building activity will resume when Building 23 at the river level is framed.

President's Report: Tom reported the following:

- * The fall trimming of shrubs, etc., has started.
- * A part-time employee, Steve Curtis, has been added to assist Rick. Like Rick, he will serve the HOA.
- * Tom and Dick Wales toured the complex and listed by building needed exterior maintenance items. Some may be done yet this year, as weather permits, but this will primarily serve as a maintenance guide for 2013.
- * The Community Building parking lot has been restriped.
- * Blacktop sealing in front of garages has been completed for the season. Some residents have, at their own expense, sealed to the street. The budget for next year will allow for additional sealing to be done.
- * Dave made a motion seconded by Gary to reimburse Jim Counts and Dave Kelm, who contracted two (2) years ago to have their entrances sealed. The *motion passed*. At that time there was no Board and no sealing plan so it was considered only fair to reimburse them.
- * The spot lights illuminating the entrance sign have had ballasts replaced and other work done on them.
- * The well serving the river level for sprinkling lawns has a serious rust problem. Expensive additives only partially resolve this. Given that most of the future growth will be at the river level, the Board is going to research drawing water from the river. This will require an electric pump and an intake pipe extending into the river. Because of the cost of the rust inhibitors this will save money over time. Also the present system is noisy because of the process for adding the inhibitors.
- * The Board discussed the need for the signs showing house numbers for each building. Most need painting or replacing and Tom questioned if most are needed, especially since house numbers have been put on the garages. The sign for Building 12 is needed because of the positioning of the building. The sign near the Community Building showing numbers for the units off the road is needed. The Board will consider if the remaining signs are to be repaired or removed.
- * There are trees along the top of the bluff that are overhanging buildings, including the Community Building, that pose a hazard and trimming will have to be done.

Vice President's Report:

- * The sprinklers have been shut off for the season.
- * The pool is closed and covered.

- * It was reported earlier that the pump serving the large pond failed and was repaired at considerable expense. Dave reports now that because the cause of the failure cannot be attributed to normal wear and tear, our insurance company is investigating and may make a settlement less deductible. Pressure relief valves are being added to prevent this kind of failure from reoccurring.

Secretary's Report:

- * Jim DeWitt, our AT&T representative, notified Tom that for those residents who were given one-year promotion credits for signing up for U-Verse can call 1-866-508-0895 to have their plans re-negotiated. Repeating, this is for those residents nearing the end of their first year.
- * Gary, who is an AT&T U-Verse customer, reported recently installing their wireless TV service and being pleased with it. It provides the convenience of being able to place a TV anywhere independent of where cable outlets are located.

Treasurer's Report:

- * Jean reported that year-to-date financially we are in good shape. Cash flow is satisfactory.
- * An Audit Committee has been selected consisting of Al Robertson, Rae Holman, and Ann Brandt. They will meet October 23rd to do the audit.

Unfinished Business:

- * The photo directory should be nearing completion as new residents are being included.
- * Fire ring has been tabled.
- * There will be a Town Hall meeting November 11th. This will be combined with a potluck. Board members will give reports and residents will be invited to ask questions. The 2013 elections will also be discussed. The Board wants those who volunteer for the upcoming Election Committee to play a greater role in running the election proceedings.
- * The new Owner's Guide has been distributed and well received.
- * The pool table cover to be used for serving food during socials is complete and was used at the September social. This arrangement opened up additional seating.

New Business:

- * Tom asked the Board to consider installing a storage building as we are running out of storage room. We have three (3) pond pumps to be stored for the winter along with other equipment. This building will probably, at some point, be needed but for the interim it was decided it would be more cost effective to rent off-site storage for the winter.

The meeting adjourned at 9:30 p.m. The next meeting will be Tuesday, November 20th at 7:30 p.m. This will be a regular meeting of the Board apart from the Town Hall meeting.

Respectfully submitted,

Gary Coate, Secretary