

BOARD OF DIRECTORS MINUTES

The Villas at the River

Homeowner's Association, Inc.

2887 Villa Lane, Benton Harbor, MI 49022

January 10, 2013

The following documents the seventh meeting of the 2012 Board and the first meeting of 2013. 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 4:00 p.m.

President's Report:

- * Tom reported that opening an account with Gordon's Food Service remains an item to be completed
- * Tom would like to have a meeting with the Flower Committee in April to discuss plans for the spring.
- * Dick Wales negotiated a new price with Best Way Trash Disposal. It was lowered by \$1.00 a cart per month for an approximate savings of \$744 per year.

Developer's Report:

- * Mike reported that construction is underway for Buildings #18 and #23 on the River Level.

Vice President's Report:

- * Dave reported that the socials are going well. He expressed some reservation concerning residents being discouraged from hosting a social because of cost. Point being hosting should not necessarily require a large outlay from the hosts.
- * In the Clubhouse there are two (2) pieces of exercise equipment that need attention. Both are being addressed.
- * Fall work is complete on the new sprinkling system on the River Level that will draw water from the river. The trench for the line is dug and further work will continue in the spring.

Secretary's Report:

- * The election process and timing for 2013 was discussed. Gary made a motion seconded by Dave to have the election process in April, May, June time frame with new officers taking office in June. The motion included the Election Committee determining the exact dates. The motion passed. This time frame is later than previously and is being done so that "snowbirds" will have returned and can be more easily accommodated in the election process.
- * Gary will arrange a meeting with the Election Committee and the Board sometime the week of the 21st of January. He will be in contact with the Election Committee to set a date. The process and dates will be discussed.

Treasurer's Report:

- * Jean reported the 2012 results and provided the appropriate spreadsheets. For the general budget we were \$7,952 net income to the positive and \$12,217 under budget due to a deficit being forecast for 2012. For Sewer, Water & Trash we were minus \$411 versus budget for a difference of minus \$1,842 after adjusting for prepaid dues. The Board expressed thanks to Jean and Helen for their good work and the positive results.
- * The bulk of the meeting was spent discussing the 2013 budget. Jean had prepared spreadsheets showing past year's results with proposed 2013 figures. The Board discussed each line item and came to an agreement on a 2013 budget. Jean will prepare a revised 2013 budget based on our meeting and distribute it to the Board for final approval.
- * No change in dues is anticipated by this Board based on 2012 results and the 2013 budget.
- * Once the final 2013 budget has been approved, a detailed copy of the 2012 budget, the 2012 actual income and expenses, and the 2013 budget, along with a detailed summary of the 2012 financial results, will be attached to our website for your review. Hard copies will also be available in the Clubhouse for non-email members (See Dick Wales).

A motion was made by Dave and seconded by Gary to adjourn the meeting at 6:56 p.m. The motion passed.

Respectfully submitted,

Gary Coate, Secretary