

BOARD OF DIRECTORS MINUTES

The Villas at the River

Homeowner's Association, Inc.

2887 Villa Lane, Benton Harbor, MI 49022

May 16, 2013

The following documents the ninth meeting of the 2012-2013 Board and the third meeting of 2013. In attendance were Mike Cook, Jean Bloomquist, Tom Johns, Dave Kett and Gary Coate. The meeting was held in the Villa's Office and started at 7:00 p.m.

President's Report:

- * Dick Wales negotiated an agreement with Dave's Tree Service next year to trim trees as needed and remove dead trees. There will be a set price for a four-man crew working one day. This will be included in the budget.
- * Approximately 700 flowers were set out on May 16th. Thanks to those who helped do this. Also thanks to Barbott Farms for supplying the plants for a very reasonable price. A few more plants are needed for the pool area.
- * Tom is investigating buying a serving cart to be used in the Club House. He plans to spend around \$90.00.
- * Tom expressed his appreciation for the work done by Dick Wales. He has done a fine job looking out for the interests of the Association. He remains a valuable asset.

Developer's Report:

- * Mike reported that construction was continuing on Buildings 18 and 23 on the River Level.

Vice President's Report:

- * The sprinklers are up and running. The system started last fall to draw water from the river for watering on the River Level will be put in operation next week.
- * The socials continue to go well. The next one hosted by the Election Committee, will be June 9 to meet the candidates for the Board of Directors. Those wishing to run are asked to submit an 8 ½ x 11 resume by May 23rd to the Association Office dropbox.
- * The pool cover has been removed and the pool will open soon. The opening date will be posted..
- * The dock will be moved in place as soon as the river level recedes.
- * The broken pool umbrella has been replaced..
- * The vinyl tablecloths for the tables and pool table to be used for social activities are completed..
- * Dave is looking at what needs to be done in terms of road/driveway repaving. A new source for this work is being investigated. Our budget for this may need to be increased. Work on this project will continue this year.

Secretary's Report:

Gary reported on Election Notes as follows:

- * Voting instructions are going out to all residents by e-mail on Friday, May 17th. These instructions were provided to Helen Tanner by the Election Committee and she will send them out. Election Committee members will follow-up by hand delivering the instructions to those residents who do not have e-mail.
- * Gary sent out by regular mail a cover letter and Voter Designation Form to those residents for whom we do not have a record of receiving a Voter Designation Form for either 2011 or 2012 elections. This includes new residents. Eleven letters were mailed and a response is due by the end of May. Gary will follow up on those not received.
- * On June 14th the votes will be counted and the results posted via e-mail as well as at the Club House.

Treasurer's Report:

- * Jean reported excellent results through April. Part of this is due to a late spring which pushed back the mowing. Also the winter was not out of the ordinary.
- * Cash flow is quite good.
- * Jean is working on forming the Audit Committee.

Unfinished Business:

- * Tom reported nothing new for the photo directory.
- * Tom reported progress on the maintenance program initiated last fall. The mulching of common areas is mostly done. The new tractor and trailer is working out quite well for this purpose. Residents can draw mulch from one of the piles or ask that it be delivered or ask that it be done. Contact Dick Wales for this.
- * Some painting remains to be done and will continue as weather permits.

New Business: None

A motion was made by Dave and seconded by Jean to adjourn the meeting at 8:30 p.m. Motion passed.

Respectfully submitted,

Gary Coate, Secretary