

# *BOARD OF DIRECTORS MINUTES*

The Villas at the River  
Homeowner's Association, Inc.  
2887 Villa Lane, Benton Harbor, MI 49022

*June 19, 2013*

The following documents the First meeting of the 2013-2014 Board In attendance were Mike Cook, Jean Bloomquist, Tom Johns, Dave Kett and Mark Carlock. The meeting was held in the Villa's Office and started at 7:00 p.m.

Motion to open meeting at 7:00 by Tom second by Jean, motion carried.

Mike made a motion to approve the following slate of officers. Johns – President, Kett – VP, Bloomquist – Treasurer, Carlock – Secretary. Motion seconded by Dave, motion carried.

## *President's Report:*

- \* The ponds have been treated.
- \* Dick recommended gutter screens on all units that have clogging problems, and will get quotes for the cost.
- \* Mulching is done.
- \* Maintenance – painting of doors, shutters and trim will continue in June.
- \* We will place a reminder on our website about trash container and personal property storage.
- \* New owners will be contacted by Tom for completion of voter designation record.

## *Developer's Report:*

- \* Mike reported that construction was continuing on Buildings 18 and 23 on the River Level. The sale of one unit on the river has been closed.

## *Vice President's Report:*

- \* Sprinklers – they are set to run 4 times a week.
- \* River pump running well
- \* Clubhouse – Pool lights are on motion sensor

## *Secretary's Report:*

- \* Minutes of the last meeting were approved

## *Treasurer's Report:*

- \* Finances are in good shape

## *Unfinished Business:*

- \* Tom reported nothing new for the photo directory.

## *New Business:*

- \* Motion made by Tom, To reaffirm Dick and Helen as part of our Management team for the 2013/2014 term, seconded by Dave, motion carried.
- \* New replacement numbers will be added to mailboxes this summer

- \* Water issues – a couple units are experiencing some minor water leakage. Dick is pursuing the issue.
- \* Discussion of clubhouse rules to include a Clubhouse security deposit of \$250 to insure that our investment is covered for misuse. An increase in rental rates was also discussed; this increase would be to cover the costs to the association after event cleaning.  
It is the position of the board that our clubhouse is not a rental hall, and is meant for use of our residents and their guests, and not be reserved by or for anyone that is not a member.

It was decided to table the discussion for further research of our members, before making any changes at this time. (This is only a discussion at this stage).

A motion was made by Dave and seconded by Tom to adjourn the meeting at 9:00 p.m. Motion passed.

Respectfully submitted,  
Mark Carlock, Secretary