

BOARD OF DIRECTORS MINUTES

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

Date August 21, 2013

The following documents the August 21st 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 Carlock, motion carried.

President's Report:

- * The ponds have been treated for the last time
- * Pond lighting upgrade to LED lights is being explored to reduce cost and maintenance
- * Sept 20th is the date set to close the pool
- * The blacktop sealing is being reviewed for areas that are completed and need sealed. \$2,000 has been budgeted, the board will get bids to complete this fall
- * South fountain has an electrical issue
- * Pool rules need to be reviewed with regard to owners being with pool guests at all times
- * Insurance is being reviewed for coverage of a lightning strike to the Air conditioner for the clubhouse

Developer's Report:

- * Starting Building 21 (down by the river).

Vice President's Report:

- * Pool rust removal treatment this fall
- * Power wash concrete around pool and clubhouse this fall

Secretary's Report:

- * Minutes of the last meeting were approved

Treasurer's Report:

- * Everything looks good
- * Comparison to budget is good, the late start to mowing has saved us some money

Unfinished Business:

- * Photo Directory - John has completed the project and every homeowner should have their copy.
A big thank you to John Huber for all his work!
- * Further discussion of deposit and rental fees for our clubhouse. No action taken.

New Business:

- * A motion was made by Dave and seconded by Tom to authorize Jean to change the Association's financial institution in order to lower the fees we are being charged. Jean will make this change if the logistics prove favorable. Motion was approved.
- * There was discussion of the Homeowner's Association Reserve Fund. It was agreed to review this item and discuss it further in November.

A motion was made by Mark and seconded by Dave to adjourn the meeting at 9:10 p.m. Motion passed.

Respectfully submitted,
Mark Carlock, Secretary