

BOARD OF DIRECTORS MINUTES

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

September 24, 2013

The following documents the September 24, 2013 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 was called to order at 7:00 by President Tom Johns.

President's Report:

- * Grounds maintenance is on track for fall
- * Painting of the gray fencing needs to be finished
- * Tiling has been done on the south side of building 1 (Carson's) to eliminate pooling of water and turf damage
- * The asphalt sealing of the remaining drives on the older units was completed on the upper level. Approximately \$2600 was spent completing this part of the project. The remaining drives to be sealed will be put into next year's budget.

Developer's Report:

- * Building 21 is on track.

Vice President's Report:

- * Budgeting for exercise equipment needs to be done, the Elliptical is troublesome
- * Dave discussed storage of the river pump
- * The pool pump failed. Bids were collected. Motion by Mark, seconded by Jean, to approve Dave Kett to buy the parts and rebuild the pump for next year. Dave saved us over \$500 by doing this repair. Thank you to Dave.

Secretary's Report:

- * Minor adjustments to the minutes of the 8/21 meeting are being completed and will be distributed with the minutes of this meeting.

Treasurer's Report:

- * Things look good again at this point.
- * Jean has reviewed the banking options and will make a recommendation to the board
- * The audit committee completed their review.
- * The Board intends to hire a CPA to consult regarding financial and tax issues affecting a HOA

Unfinished Business:

- * Clubhouse Rules – the board discussion remains tabled

New Business:

- * Sodus Township entered into a new water distribution agreement with Benton Charter Township. As a result Sodus has sent us a proposed new water transmission agreement. Mike will review the previous agreement and report back to the board regarding the proposed new changes
- * The next board meeting will remain on the calendar for October 22, 2013

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

Respectfully submitted,
Mark Carlock, Secretary