

BOARD OF DIRECTORS MINUTES

The Villas at the River
Homeowner's Association, Inc.
2887 Villa Lane, Benton Harbor, MI 49022
January 16, 2014

The following documents the January 16th meeting of the 2014 Board. In attendance were Mike Cook, Jean Bloomquist, Tom Johns, Dave Kett with Mark Carlock arriving at 8pm. The meeting was held in the Villa's Office

Motion to open meeting at 7:15 by Tom motion carried.

President's Report:

- * LED lights will be purchased for the pond in 2014. Savings will be realized in labor and electricity. Cost is being researched.
- * Request for Stop signs: complaints from residents of people not stopping for intersections. Not necessary if when you come to any intersection, please look both ways.(be safe).
- * River view Lane street sign: House numbers on the sign were discussed.

2013 year in review.

- * Completed installation of lower level sprinkler system.
- * Trimmed trees along bluff
- * Suffered a 4 day power outage and had to have emergency equipment to run lift station.
- * Electrical problems with the Pond fountains required installing bulbs and electric box.
- * Pond chemicals worked well this year.
- * Painted shutters, mailboxes, and fences.
- * A pool pump failed resulting in installation of a new pump.
- * Kudos were given to Dave for his work on rebuilding the pool pump
- * One of the air conditioners for the clubhouse failed and was replaced.
- * Repairs were made to some of the exercise equipment.
- * Outside lights and a circuit box were replaced for the front sign.
- * Kudos to Jean for her work on the preliminary budget worksheet.

10 new residents were welcomed in 2013 and early 2014

- * 3108 #23: Troyer, Bob & Shelly
- * 3106 #23: Libbs, Dave
- * 3104 #23: Crane, Julie
- * 3093 #18: Jackson, Bob & Claudia
- * 3099 #18: Schoene, Barbara
- * 2928 #4: Gallagher, Cass & Carol (Simpson)
- * 2862 #17: Norris, Bob. (Moved in with Erich)

Developer's Report:

- * One more home in Building 23 was sold. There are now 2 units available in Building 18 and 1 in building 23

Vice President's Report:

- * The Pool pump has been installed.
- * Members are encouraged to sign up to host a social for 2014

Secretary's Report:

- * Minutes of the last meeting were approved
- * Correspondence was received from United Federal Credit Union thanking us for opening accounts with them. Copies have been sent to each board member.

Treasurer's Report:

- * 2013 year ended with a loss of \$2,761 in the general budget after adjusting for prepaid dues. This was because of our early snows in November that required \$7,004 to be paid in December for snow removal. We had a net income of \$4,477 for Sewer, Water, and Trash.
- * New bank accounts have been opened at United Federal Credit Union - both pay minimum amounts of interest - amounts were transferred on January 15, 2014:
 - o Business Growth Account - for checking account
 - o Business Member's Advantage Money Market - for reserve account
- * We have hired Rendel Elie & Associates, St. Joseph, MI to file required tax returns and answer various accounting questions and are in the process of providing information to them for 2013

Unfinished Business:

- * Water Transmission Agreement - waiting for response from Sodus Township.

New Business:

- * Linda Barlow requested of the board to be able to purchase a unit and lease it in accordance with our bylaws. She also shared with the board that her long term intention was to move in here herself and her timetable for doing so. Motion made and carried unanimously.
- * A motion was made to accept the preliminary budget and passed unanimously
- * A motion was made to accept the sewer water and trash budget and passed unanimously

A motion was made by Tom and seconded by Mark to adjourn the meeting at 10:20p.m. Motion passed.

Respectfully submitted,
Mark Carlock, Secretary