

BOARD OF DIRECTORS MINUTES

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

August 13, 2014

The following documents the 8/13/2014 meeting of the 2014-2015 Board. In attendance were Mike Cook, Jean Bloomquist, Tom Johns, Mary Huber 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 Mark, motion carried.

President's Report:

- * Roof water leak repairs from winter are being finished.
- * Dead bushes being replaced
- * Touch up painting is being done
- * Cracks need sealed in Driveways, Riverview Lane, and parking lot - move to new business

Developer's Report:

- * Continuing construction on building 14 and 21.

Vice President's Report:

- * Donations of \$475 were received have purchased a new umbrella and table at the pool. The balance will be used for future clubhouse projects.
- * Concerns were voiced about pool activities and disrespectful guests and a general need to communicate and follow the rule of our community regarding the pool. More on this to follow. The clubhouse continues to be left unlocked by those using the pool and a process to secure our building must be found.
- * One of our clubhouse tables was damaged. The HOA will now incur expenses to refinish the top.

Secretary's Report:

- * A meeting has been scheduled with I&M to discuss our multiple power outages.

Treasurer's Report:

- * Jean's report was presented and reviewed as to expenses to budget YTD and expenses to budget for the entire year.
- * She voiced concerns about our cash on hand and the board responded by recommending a more austere spending plan for the remainder of 2014.

Unfinished Business:

- * *No report on the new water transmission agreement with the Township. (waiting on the twp).*

New Business:

- * *Sealing of Blacktop and Cracks: management will survey and get quotes for specific areas to include in next year's budget.*
- * A motion was made by to receive the report of the Capital improvement committee with gratitude for their hard work. The discussion is tabled until the next meeting. Second by Mark. Unanimously approved.
- * Quotes for a generator for our Lift Station are being reviewed to save the HOA money in the long run to cover power outages. Discussed and tabled.
- * Expenses requiring board approval was discussed. Discussed and no action taken. Tom will review specific items with Dick.
- * The next board meeting is scheduled for Wednesday, September 24th at 7pm.

A motion was made by Mark and seconded by Jean to adjourn the meeting at 9:25 p.m. Motion passed.

Respectfully submitted,
Mark Carlock, Secretary