

BOARD OF DIRECTORS MINUTES

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

November 12, 2014

The following documents the November 12th 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 Clubhouse and was our first open board meeting and started at 6:30 p.m.

President's Report: See the attached report

Developer's Report: Mike acknowledged the amazing sense of community here at the Villas as reflected by the turnout for this meeting. He also commended the Board for its work for the owners. Work continues to complete the final unit in Building 18. We are continuing to construct in Building 21 and 14. Three new owners will be moving by the end of 2014. A Total of 71 homes will be occupied by residents by year end.

Vice President's Report: See the attached report

Secretary's Report: Mark discussed his correspondence with an AEP field representative regarding our power outages and possible AEP actions that could reduce the number and duration of these outages.

Treasurer's Report: See attached report

Sprinkler/Pond Committee Report

Jim Counts reports no new information- Gary McElwain has been replaced by Butch Mammina on the committee. The new committee is Dave Kett, Jim Counts, and Butch Mammina.

Audio-Visual Committee

Tom Johns, John Huber and Dave Kett A TV will need to be researched, ours is having problems

Clubhouse Committee

No additional reports

Landscaping Committee

Carol Pelan gave a nice report discussing her contact with Second Nature to improve our landscaping. Perennial vs Annual balance, splitting existing perennials to use them in the lower level is possible. A quote has been requested to have them do our landscaping next year to relieve the burden on residents next spring. This item will be discussed at the next board meeting.

New Business: Open forum

Request for Installation of permanent individual generators. Jackson's reviewed their request, they have the consent of their neighbors for the installation. Mary Huber made a motion to approve the Jacksons Request and take on each additional request on a case by case basis. Second by Jean. No further comment, Motion carried unanimously.

Request for Solar Tubes. Manny Stoes discussed the product and pros and cons. A motion to table was made by Mary, second by Mark, approved unanimously.

Request for double hung windows. Mary Huber brought a sample window. Mike reminded us of the need to insulate the entire community from costs incurred by any individual owner making board approved structural changes to the buildings. Motion to Table made by Jean, second by Mark. Motion carried unanimously.

Discussion of bush placement. Pat Coates. Pat brought up mulch continuation and mowing concerns. Mike agreed and mentioned he had talked to Dick regarding this item. Mike urges the continuation of our community look regarding fencing and bushes.

Unfinished Business: Mary brought up a request for maintenance on unfinished requests for repair. Mike committed to take care of the window problem. Mark recommended that all requests for maintenance be made in writing to help facilitate getting the work done.

Water Transmission Agreement— No updates

Communicating with owners. - Mark requested of the audience a show of hands to see if everyone was getting electronic communications from the board. We want to make sure everyone is getting the information the Board provides. No one indicated any problems, so we will continue as before to email and post notices on the website.

Covering the outside air conditioner units. - Discussion regarding the need for plywood to cover the outside units to protect them from ice falling off the roof and damaging the grills and fans. Butch shared this happened and caused a lot of damage to his unit.

Additional discussion of ice. Mark voiced concerns regarding using heat tape and discussed the lack of consensus among many contractors as to why we have an ice problem and the best way to address the problem. Air flow is another possibility. It has been noted that the soffits on the new building are different than some of the older buildings. Maybe different solutions should be attempted on a couple of buildings to see what works best.

Next Meeting. This will be a closed budget meeting. January 13th. There was a discussion about board meetings. Regular monthly meetings were requested. It was communicated that the board doesn't meet every month, the board meets 5-6 times a year.

Motion to adjourn was made by Mark, second by Mary. Motion carried.

Respectfully submitted,
Mark Carlock, Secretary