

The Villas at the River Homeowner's Association

Board Meeting

12/16/2016

Meeting called to order 5:59 p.m.

Present were Jean Bloomquist, Julie Crane, Al Ernst, Mary Huber and Earl Misch.

Pam has sent pictures and is communicating with the insurance company regarding the Redfern Accident. A contractor has been selected to do the repair work on the buildings damaged in the 12/14 incident.

Mary presented an update on post construction separation issues between the Developer and the HOA.

Jean moved, and Earl 2<sup>nd</sup>, that The Board recommends that each term of service now be extended to 3 years with staggered terms. Instituting staggered 3 year terms for the election this coming May 2017 will necessitate having one individual serve a 1 year term, two individuals serve 2 year terms and two individuals serve 3 year terms. Thereafter, (2018 and following) all terms will be three years. The election committee will create a ballot to reflect the staggered terms for our June 2017 election of officers. Motion carried. Pam will send out a notice of this resolution to the co-owners and monitor the votes.

There was a discussion on legal issues regarding the lease of an owner's unit. After much discussion, Julie moved and Jean 2<sup>nd</sup> that we discuss this issue with the HOA attorney Brian McMahon.

The Garden Decorating and Landscaping Committee presented their recommendations for clarification of community guidelines based on the co-owner survey results and research on this topic. The guidelines will be discussed, edited and voted upon at the January meeting.

Every effort will be made to communicate with all board members during the winter season, due to a few going south. There will be no Board meeting in February.

Julie motioned, Al 2<sup>nd</sup> that we have a check issued to Pam for \$200 as a Christmas gift.

We are in need of a printer/copier for the clubhouse/board office. Julie will talk to Mark and John for suggestions on a possible printer. Julie will be in charge of contacting the clubhouse committee for recommendations on various improvements to the clubhouse such as paint, bulletin board.

Julie moved to adjourn at 7:12. Al 2<sup>nd</sup>. Motion carried.

January Board meeting TBD.

Respectfully submitted,

Julie Crane, Secretary