

Villas at the River Homeowners Association

Board Meeting

January 19, 2017

Members Present: Mary, Huber, Jean Bloomquist, Julie Crane and Pamela Fetke, Site Manager

Meeting was called to order @ 7:12 pm.

Minutes of the December 12, 2016 were approved.

Site Manager Report:

1. Sodus Township previously advised the HOA of a pending invoice from the DEQ (Michigan Department of Environmental Quality) regarding a 'community public water supply annual fee. Upon communications with Sodus Township and the DEQ, it was determined the invoice has been cancelled. The DEQ did advise quarterly water testing is required on the Villas HOA water system. During discussions between Sodus Township and Benton Charter, it has been determined, the Benton Charter Township Water System will perform these tests at no charge to the HOA or Sodus Township.
2. The HOA experienced a roof stack failure @ 2817 Villa Lane. Midwest Roofing made repairs.
3. Unit 2877 Villa Lane – Rae Holman, has been sold to Ben and Donna Yacobozzi. The new owners are currently in California for the Winter. Upon return they will continue their efforts to liquidate their current home in the area prior to taking full time occupancy at the Villas.
4. The clubhouse great hall carpet had experienced a small run/hole in the center of the room. R&L Carpet and Restoration performed repairs. Due to this type of carpeting, a berber product, it is vital any and all loose loops/threads be trimmed to negate the vacuum catching these ends.
5. The Clubhouse Committee is continuing their efforts in determining a color selection for the previously occupied offices, exercise room and foyer.
6. The desks in the former office areas in the clubhouse are available 'For Sale' – John Huber has posted them on Craigslist.
7. A roof leak was experienced @ 2908. Due to the leak, a multiple of sheets of drywall in the interior ceiling of this garage have failed/collapsed. The roof leak has been repaired and the interior garage ceiling will be rehabbed Spring 2017 when all surfaces have dried.
8. Units currently 'For Sale' By Owner are: 2851 Villa Lane (Cynthia Coetzee) and 3091 Riverview Lane (Linda Barlow).
9. Laura Taylor's unit will be listed 'For Sale' sometime in '2017.
10. Negotiations are underway for the repairs to 2846 & 2856 Villa Lane, damaged during an auto accident.
11. All Christmas lighting is down and stored for the year.

12. A temperature gauge has been installed in the garage ceiling of 2822 Villa Lane, to survey varied temperatures surrounding insulation issues.
13. Jan Gibson, who so graciously donated the clubhouse piano to Mike Cook years ago has now advised she does not want it returned and the Villas HOA may donate it to whomever might have interest in its ownership.

Old Business:

1. John Huber is continuing his efforts to finalize the Association directory. Upon completion copies will be distributed at the Annual Association Meeting in June.
2. Al Ernst is continuing his efforts to negotiate a water service agreement with Sodus Township.
3. It is the Association Board's understanding all pertinent documents have been submitted to FEMA (Federal Emergency Management Agency) on the issue of units on Riverview Lane in a flood plain.
4. Mary Huber is continuing her efforts to finalize a written release from Mike Cook, Villas at the River LLC.

New Business:

1. Efforts will commence in '2017 to build privacy fencing along units on W. Villa Lane.
2. A proposed plan was discussed to gather quotes on roads and driveway maintenance. Quotes will be accepted to repair roadway potholes, as needed, and application of sealant during 2017. Similar quotes will be accepted in '2018 for all driveway maintenance.
3. Electrical availability will need to be evaluated in order for the Villas HOA to accommodate requests for Christmas lighting on the entrance to W. Villa Lane.
4. The Villas HOA Landscaping Committee submitted an initial draft of Landscaping Guidelines. These were discussed in length and a 2nd draft is being written for further Board review.
5. The Board has received a request for Association exterior pest control treatment.
6. Upon completion of painting in the clubhouse, the Board will review further updating, as funds are available.

There will be no Board meeting in February.

Meeting adjourned: Motion – Julie Crane, 2nd – Jean Bloomquist