

VILLAS at the RIVER HOMEOWNERS ASSOCIATION  
BOARD of DIRECTORS MEETING MINUTES

May 18, 2017

In attendance: Mary Huber, Jean Bloomquist, Al Ernst, Julie Crane, Earl Misch, Pamela Fetke, Site Manager and guests Bonnie Porter, Al Robertson and Mark Carlock. Meeting was held in the Community Clubhouse at 7:00 pm.

Bonnie Porter spoke about clarifying the rules for an owner having a limited number of birdfeeders and not allowing loose food on the ground, as described in 2.2 of the Community Guidelines. The Board will review the current rules and consider modifications.

Al Robertson, spoke in reference to security lights shining into his home.

**Motion** by Mary Huber, 2<sup>nd</sup> – Al Ernst, approved: A maximum of four motion sensor security lights may be attached to the outside of a unit in the soffit area, they must be pointed down and may not shine unduly into the neighboring units when activated. Such lights must be pre-approved by the Board or its designee before installation.

**Motion** by Al Ernst, 2<sup>nd</sup> – Julie Crane, approved: Propane (only) fire pits will be allowed, but must be pre-approved by the Board or its designee before installation. 'Camp fire style' fire pits are not allowed.

Fred & Sandy Welch requested a landscaping change to a strip of land between their unit and the tree line of Mr. Grimm's property. The cost of the change will be paid by the Welches. **Motion** by Julie Crane, 2<sup>nd</sup> – Jean Bloomquist, approved.

**Resolution:** clarification of Article 3, 3.3: The terms for Board members will commence on July 1 following the election and end on June 30 of each designated term. **Motion** by Jean Bloomquist, 2<sup>nd</sup> – Earl Misch, approved.

The annual meeting will take place June 4, 2017 at 7:00 pm in the Community Clubhouse. An agenda, along with a financial summary, will be provided. To allow for adequate time for anticipated questions, dessert and coffee will be furnished by the HOA.

#### Site Manager's Report:

1. Discussion and decisions on the entrance sign and unit addresses was tabled to the June 2017 Board meeting.
2. The Villas HOA will not provide any mulch application to the common and limited common elements in 2017. **Motion** – Julie Crane, 2<sup>nd</sup> – Al Ernst, approved.
3. Pam has provided Medic 1 Ambulance Service with mapping of the complex to facilitate their access to the community in the event of an emergency.
4. Concerns were raised regarding the parking of vehicles on the streets overnight.
5. An 8' ladder has been purchased for use in the clubhouse.
6. Pam and Mark Carlock will be reviewing the complex grounds for trees necessitating removal and dead shrubs needing replacement.

Al Ernst is gathering data on the mechanicals of the sewer lift station. The tank has been cleaned, and pumps examined for operability. (Should you see a RED light lit on the top of the system – this indicates the system is NOT working, be sure to alert our Site Manager or Board members.)

#### Resolution:

Due to safety concerns, the HOA will be responsible for repair or replacement of concrete on common and limited common elements, as needed. **Motion** by Mary Huber, 2<sup>nd</sup> – Julie Crane, approved.

#### Resolution:

The HOA will be responsible for the repair or replacement of existing fences. Owners requesting new fence, will be at the co-owners expense. **Motion** by Julie Crane, 2<sup>nd</sup> – Earl Misch, approved.

The Capital Reserve Committee will be meeting in June to review additional data on asphalt repairs, building siding/caulk issues, the sewer lift station, structural painting and roofs.

No news has been received from FEMA – the Federal Emergency Management Agency in reference to the current flood plain status of units on Riverview Lane.

Jean Bloomquist provided a year-to-date financial report. A summarization of finances for '2016 and YTD '2017 will be distributed at the Annual Meeting.

Mark Carlock gave a report about the overall condition of our complex. He emphasized concerns surrounding lack of attic insulation. Mark will be working throughout the complex, one building at a time, to address the following maintenance: Gutter and downspout cleaning & installation of covers

- Clean dryer vents

- Weed landscape beds

- Trim trees and shrubs as needed

- Clean structural surfaces of rust stain

Meeting adjourned at 9:05 pm.