

VILLAS AT THE RIVER HOMEOWNERS ASSOCIATION
BOARD of DIRECTORS MEETING MINUTES

June 21, 2017

Meeting was called to order at 6:28 PM

In attendance: Mary Huber, Jean Bloomquist, Julie Crane, Earl Misch and Pam Fetke, Site Manager. Meeting was held in the Community Clubhouse. Quorum determined.

The Sodus peeper' is out again. Mary will send a notice to the community of his recent appearance.

We say "Welcome" to new co-owners: Dorothy Vaught @2933, Gretchen Rock @ 2851, and Judy Draper @ 2817 Villa Lane.

The treasurer's report was provided.

SITE MANAGER REPORT:

- a. Pump/Well Status: Relief valve has been ordered. This will allow for a relief system, should we experience a sprinkling problem.
- b. A fence quote @ \$4,817.40 was approved. The fence will be behind building 17 (west side of the complex) and be six feet high.
- c. Tree removal and landscaping quote approved: The Blue Spruce in front of the Clubhouse will be removed and grass planted. Heavy rocks (at the old sign location) will be relocated and edging along the clubhouse landscape beds will be lifted.
- d. Caulking around all buildings 1 -24, \$8580.00, quote was approved. This is a Capital Reserve expenditure.
- d. Roofing quote for building # 2 @ \$36,540.00 was approved. This is a Capital Reserve expenditure.
- e. Varied locations for shrub planting approved @ maximum cost \$500.
- f. A&A Tree Service quote @ \$5500.00 was approved. Ornamental and maple trees along Villa Lane + the main entrance will be trimmed, trees to be removed include 4 behind/near 2892-2894 + at the south end of the pool + west entrance.

- g. Clubhouse carpet cleaning is tentatively scheduled for July 6th.
- h. All fire extinguishers were checked/serviced 6-21-17.
- i. The clubhouse piano has found a new home with Trinity Lutheran.
- j. We have a new neighbor – Joe Deck @ 1698 E. Nickerson (brown house).
- k. Mark will prioritize: weeding and trimming in the Clubhouse area and gutter cleaning.

Motion approved to maintain, as written in the Association Community Policies and Guidelines, the quantity of birdfeeders. It was further clarified: no bird seed or food of any kind will be allowed on the ground.

(2) Bird feeders, (1) bird house, (1) bird bath are allowed.

OLD BUSINESS:

- a. Repair and replacement of doors and windows will remain an expense of the Co-Owner as stated in the Master Deed and Bylaws.
- b. Fence repair/replacement + concrete maintenance is an HOA expense. This will maintain community uniformity.
- c. HOA mulch application will be revisited in 2018.
- d. The sign at the main entrance will be refurbished by Revolution Design @ \$1,805.00 quote was approved. Pam Fetke will visit RD to confirm the quote and ask its input about our lack of directional signage to all units.

NEW BUSINESS:

- a. Signage installation at the west entrance was tabled.
- b. A motion was approved at a maximum of \$10,000.00 for purchase and installation of a new large pond fountain.
- c. The fire pit @ 3067 Riverview Lane was approved.
- d. Riverfront outdoor furniture repair/replacement at a maximum cost of \$100.00 was approved. Work will be done by the Riverfront Committee.
- e. Villas HOA property line determination @ 3061 & 3063 and conservation concerns was tabled until 2018. Research is necessary involving the potential disruption of the natural landscape.
- f. A new bookcase for the clubhouse will be built by John Huber and Tom Johns, residents. Cost Estimate - \$575.00.

- g. Earl Misch will hand write and deliver thank you notes to Cynthia Small for donation of a first aid kit and Gretchen Rock for the donation of a treadmill in the Clubhouse.
- h. Any co-owners wishing to place professionally made signs on the clubhouse bulletin board should contact Pam Fetke, Site Manager.
- i. Charlie Kozup has volunteered to chair a Landscape Committee.
- j. Perennials were planted at the main entrance and several potted flora placed about the clubhouse/pool. Anyone with knowledge of flora may feel free to 'deadhead' these plants throughout the growing season.

Meeting adjourned at 8:38 PM