

VILLAS AT THE RIVER HOME OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 2, 2018

The meeting was called to order at 6:33 PM.

In attendance were Mary Huber, Jean Bloomquist, Julie Crane, Al Ernst. Earl Misch and Pam Fetke, Site Manager. The meeting was held in the home of Al Ernst. Quorum determined.

Photo Directory Additions: New co-owner photos were distributed.

SITE MANAGERS REPORT:

- M/M Langbehn, 2858 Villa Lane want to install heat tape in the gutters and downspouts. They are willing to pay for the product and installation. Motion approved and seconded.
- The air-conditioning units were found to be running in the Clubhouse. Pam Fetke locked down the thermostats so no adjustments can be made to the multi-furnace heating system. Two of the three units are in poor condition and will require replacement in 2018.
- Second Nature Gardens, snow removal, sub-contracted Adents Landscape Supply to move and recess accumulating snow to allow for future 'white stuff'.
- CID: Mark Carlock is overwhelmed with the ice dams and accumulation on rooflines. He is doing his best to remove as much as possible, weather permitting.
- A fireplace replacement was completed @ 3093. Concerns were raised about the adequacy of the flue through the roofline to accommodate additional heat output.
- CID: Mark Carlock will be paid an hourly rate of \$25.00 to provide set-up and tear-down of chairs and tables in the clubhouse for association social events.

TREASURERS REPORT:

- Jean has reviewed the Financials through November and everything looks fine. The year-end reports and updated 2018 budget will be sent out later in January.

OLD BUSINESS:

- Resolution of a one-time buy-in-fee was finalized at 1.5 times the monthly assessment, or $\$360 + \$180 = \$540$, payable to the HOA. This will cover the expenses the HOA incurs with transitioning property to the new owner and is in keeping with other HOA's in our area.
- Mail box discussions – Our mail boxes are 10 years old and in distress. New designs were presented. Costs were discussed. The issue was tabled for additional information.
- Community Policies and Guidelines were discussed and corrections made. This undertaking was not complete. It was determined we need to meet again to finish this project.

Next meeting January 4, 2018

Meeting adjourned at 8:58 PM.

Follow-Up Meeting 1/4/18

- Finished discussions and final draft of revised Community Policies and Guidelines. Next step is a review by HOA Attorney Brian McMahon.

Meeting adjourned at 8:37 PM.

Respectfully submitted,
Earl Misch, Board Secretary