

**VILLAS AT THE RIVER HOME OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 11, 2018**

The meeting was held at the home of Mary Huber and called to order at 6:30 PM. Quorum determined.

In attendance were Mary Huber, Jean Bloomquist, Julie Crane, Al Ernst, Earl Misch and Pam Fetke, Site Manager.

SITE MANAGER REPORT:

- Recap of flooding issues – We all learned a lot about crisis management. We also learned we have wonderful neighbors, very capable leaders, and emergency officers that responded immediately to our needs. The result was no home was flooded, no one was injured. Certainly, many were inconvenienced. It could have been so much worse. Emergency services workers have told us that when evacuation is ordered, it is mandatory to evacuate, not to be considered optional. Lives are at stake.
- Mulch – Will begin the week of April 16, 2018. If you wish to buy and spread your own mulch, contact Pam Fetke.
- Bath and Dryer Vent Retrofitting was tabled for further discussion.
- The entry sign at East Villa Lane – will be improved at a cost of \$800.
- There is no additional information on the FEMA/Wightman & Association flood plain issue.

TREASURER'S REPORT:

See attached.

RECAP OF WINTER ISSUES: - We have experienced issues of ice accumulation on some homes. Possible solutions include heat tape above doors and A/C's, heat tape on shared common down spouts, snow raking of the first four feet above the eaves, additional building insulation. Pam Fetke and Al Ernest are scheduling meetings with contractors and suppliers to determine what direction to take before money is spent.

CAPITAL IMPROVEMENT PLANS:

- We are buying and installing two furnaces and air conditioners in the clubhouse.
- A berm will be built around the lift station.
- A sprinkler vault at the newest well will be built. Building #3 will be painted this year.
- The large pond fountain and light fixture have been installed.
- The Great room of the clubhouse is schedule to be painted.
- Replacement of East Villa Lane asphalt roadway and roof ventilation turbines have been placed on hold.

ONGOING BUSINESS:

- Replacement of existing mailboxes has been tabled.
- Also, tabled was discussion of new clubhouse door locks.
- John Huber and Tom Johns have created our new, improved Villas Homeowners website. We as a community, simply outgrew the capability of our former website. Those of us that have been on the new site are very impressed by its capability and ease of learning and operation. To help everyone understand the workings of the site, John and Tom are hosting a learning session, Saturday April 14, 10:00 AM at the clubhouse.

NEW BUSINESS:

- A few co-owners have expressed an interest in buying and installing one or more double hung windows in their homes. A form has been designed, which must be filled out and submitted to the Board. (Please contact Pam Fetke)
- The Annual Meeting Date will be Sunday, May 20, 2018 at 5:00 PM at the clubhouse.
- We are in the process of activating the Election Committee.

Meeting adjourned at 8:03 PM

**Respectfully submitted,
Earl Misch, Board Secretary**