

**VILLAS AT THE RIVER HOME OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 14, 2018**

The meeting was held in the clubhouse and called to order at 5:56 PM. Quorum determined.

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

Finally, we have approved the Community Guidelines that determine the rules and regulations that we as co-owners in a community are to follow. This document has been a work in progress with input from many co-owners, the Board, our Attorney, and the original developer. We are pleased with the result. Our Site Manager will be personally delivering copies to each co-owner.

Our Annual meeting will be held Sunday, May 20. An agenda will be provided to each attendee. Each member of the Board will be introduced and given an opportunity to speak about his or her role on the Board and how it serves the Villas. Questions from the co-owners are encouraged and answered to the best of our abilities.

Much time was spent at our meeting discussing the water quality issue that was presented by the Sodus Township Supervisor. The conclusion was that the most recent water tests have revealed a slight rise in contaminants. At this time, there is NO recommendation to take any precautions when using the public water system for drinking, cooking, or washing purposes. The Township will continue to pursue solutions to this issue, both short and long term.

The site manager's report included a pet registration form that has been implemented requiring pet owners to identify the breed and number of pets in the home. A golf cart registration form is needed to minimize liability issues with young drivers. Pam will be completing a community wide inspection of trees, shrubs, landscape beds, siding, fences, roofing and downspout/gutter concerns, for maintenance and capital improvement concerns. Also, updated photo additions to the directory will be provided.

**Treasurer's report: see attached located in financial section of website.**

**Old business – Unit identification signs have been postponed.**

**New business - The main room of the clubhouse will be painted. The existing draperies and drapery rods will be removed and sold at the garage sale. Monies generated at the garage sale will be used to improve the clubhouse. The pool will open Thursday, May 17. Two new clubhouse furnaces and air conditioning units will be purchased from Legacy Heating. Their bid was the lowest of the three firms that bid on the project.**

**Capital expenditures – The Board is aware of the problems caused by the recent severe winter. Our snow removal budget was exceeded. Our community experienced damage to roofs, lift station(s), etc. The flooding required additional monies to be spent on riverfront cleanup, and services of Beaudoin providing a generator to keep our lift station going. The Board is discussing ways to reduce the damages to roofs caused by ice buildup.**

**A positive note, the new website is up and running and easy to navigate. We are fortunate to have John Huber and Tom Johns in our community. They spent countless hours developing our website, saving us thousands of dollars. Thank you John and Tom.**

**Meeting adjourned at 7:49 PM**

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

