



BOARD OF DIRECTORS MINUTES
The Villas at the River
Homeowner's Association, Inc.
2888 Villa Lane, Benton Harbor, MI 49022

June 11, 2018

The meeting was held in the clubhouse and called to order at 6:28 PM. Quorum determined.

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

President's Report: Congratulations to Julie Crane upon her re-election to the Board of Directors. Julie was re-elected to serve a three-year term. The Riverfront Committee has built a refurbished river dock. The committee, John Huber, Jerry Jackson and Ron Momany have outdone themselves. The dock is lighted and allows increased fishing space, cleats to tie up boats and has wheels that allow the dock to be removed from the water for maintenance and winter storage. Total material costs are \$613.07, labor no charge.

Vice president's Report: The Capital Expenditure Committee is nearing completion of their research solutions for the roof icing, ventilation, insulation issues. Al and Mary Ernst of 2922 Villa Lane have requested and received permission to modify air flow intake into their home with an outside vent.

Member at Large Report: Julie Crane reported that two dock boxes were purchased for the storage of pool equipment. There was a decision to hold off the purchase of additional pool chairs. The main room of the clubhouse has been freshly painted. The recent garage sale generated \$851.00 and will be used for clubhouse Improvements. Thanks to Sandi Coons, Sandy Welch, Barb Johns, Shirley Barrick, Mary Huber, Bonnie Porter, and Susan Stoes for their help in making the garage sale such a success.

Property Managers Report: The first of two new HVAC systems has been installed in the clubhouse. The second unit will be installed June 25th. A new privacy fence will be installed to hide the HVAC systems & garbage cans. The damages to the Lois Wallace and Ben & Donna Yacobozzi homes, was caused by plugged drains, the mitigation costs were \$991.00 and \$964.00, paid by the HOA. Refurbishment of the units has not begun; all costs will be paid by the HOA. Recent sales within the Villas are 2828 Villa Lane closing in June, and 2937 Villa Lane closing in August. Currently for sale are 2928 Villa Lane and 3080 Riverview Lane.

Treasurer's Report: The financial reports for the period ending May 31, 2018 were submitted and reviewed by the Treasurer and posted to the HOA website.

Old Business: Building identification signs still on hold.

New Business: Nothing to report.

Next meeting, July 16, 2018.

Meeting adjourned at 8:28 PM.

Respectfully submitted,
Earl Misch, Board Secretary