



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

July 17, 2018

Call to Order at 6:04 PM in the Clubhouse, Quorum determined.

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

President's Report: CID Responsibilities and meeting report. Mary Huber and Mark Carlock met during the past week. Mark will be submitting a monthly maintenance report to the Board, giving his point of view on things he has been doing and observing in our community.

Landscape committee report. Pam will be meeting with Charlie Kozup to develop a general landscape plan for the Villas.

Invitation was made to the Sodus Fire Department to use our boat ramp for hose practice.

Vice President's Report: Report on research of attic, insulation, ventilation and duct work. ALC has submitted a quote to examine all 92 units in order to assess insulation quality and quantity, inspect water heater vent piping, dryer vent piping, and furnace vent piping for proper installation, positioning, insulation and roof cap condition. ALC will also provide a general overview of furnace main trunk lines plus runs. Mary will follow up on this agenda item.

The aerator (lighted fountain) on the small pond needs replacement. We have received a quote of \$5,906 from Otterbine, Barebo, Inc. to replace the aerator. The quote includes new 1 Hp aerator, cabling, and spray diffusion heads.

Beaudoin Electrical will handle installation of new unit. A 14-day delivery time is anticipated.

A drainage swale will be installed by 2nd Nature between buildings five and six to solve the flooding problems from heavy rains or snow melt. A quote of \$2,290 was approved. Similarly, a quote from 2nd Nature of \$665 was submitted and approved to construct a catch basin between buildings three and four to alleviate flooding at that location.

Member at Large Report: A new pool clock will be installed. This will avoid leaving the pool to check the time. New cornices for the Clubhouse are being considered. No action was taken.

Property Manager's Report: Sales: Needham's at 2928 Villa Lane and Teeter's at 2937 Villa Lane will close during August. Bender's at 3080 Riverview Lane is for sale.

Treasurer's Report: The financial reports for the period ending June 30, 2018 were submitted and reviewed by the Treasurer and will be posted to the HOA website.

Old Business: Building Identification Signs – tabled.

Temporary Mailbox Suggestion – Volunteer committee and coordinator was suggested.

Next Meeting August 21, 2018 at 6:00 PM.

Adjournment 7:53 PM.

Respectfully submitted,
Earl Misch, Board Secretary