



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

August 21, 2018

Call to order at 5:56 PM in the Clubhouse. Quorum determined. July minutes were approved as written.

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

President's Report:

ALC Company will be giving its preliminary report regarding the examination of 91 condominium homes to the Board and the Capital Reserve Committee on August 22.

Jim Smith, a co-owner with over thirty years of experience in the insurance business, reviewed the HOA insurance coverage and gave us high marks. Jim will be meeting with IMS to clarify several points and will report back to the board at a future date. The Board wishes to express their appreciation to Jim for his involvement.

Improvements to the fishing dock are nearly complete.

The personal fountain at 3147 Riverview Lane has been approved for seasonal use.

Co-owner's concerns: Spiders: co-owners will find "Ortho Home Pest Control" a very effective product and can be used indoor or out. Cattails: Pam Fetke will speak with Second Nature Gardens about removal. Dog cleanup: Pam Fetke will speak with the offending co-owner.

Vice President's Report:

The Board is concerned about co-owner Interaction with outside contractors. A statement was drafted and will be finalized this week and distributed to co-owners.

Member At Large Report:

Clubhouse - The thermostats will be set at 75 degrees when the Clubhouse is not in use, 72 degrees when in use. We are evaluating semi-annual cleaning of the clubhouse carpeting. Pricing for Scotch Guard treatment will be researched. A request will be made to Call the Mrs. to clean interior closets.

Pool – No closing date has been set.

Library Bookcases request – two additional bookcases will be purchased and assembled.

Some of the tables and chairs in the clubhouse belong to co-owners. The Board requests that co-owners remove their tables and chairs and store them in their own homes. Those that are not removed will become the property of the HOA. Furniture from the clubhouse is not to be removed from the clubhouse for individual use.

Clubhouse window treatments – design decisions and materials are being finalized.

Property Manager's Report:

A small fence is being purchased and will be installed to hide the trash containers alongside the clubhouse.

Co-owners are to be reminded that dryer vents must be kept clean and free of lint to avoid a possible fire.

2nd Nature Gardens will be installing a “rocked swale” in September, north of 2929, to remove pooling rain water.

The Landscape Committee is not expected to carry out maintenance in landscape beds surrounding individual units. Any co-owner who wishes to change their landscaping must submit designs with sketches or photos to the HOA Site

Manager and the Board for approval before purchasing plants and commencing any changes. Any individual changes are done at the co-owner's expense.

A few co-owners have reported rust damage to their garage doors. 24 units have been reported to Overhead Garage Door for possible warranty coverage.

The water damage at 2877 and 2879 has been repaired with one minor detail yet at 2877 left for completion.

Three homes are currently listed for sale, 2920 Villa Lane, 3067 and 3080 Riverview Lane.

Treasurers Report:

The financial reports for the period ending July 31, 2018 were submitted by the Treasurer and approved and will be posted to the HOA website. Co-owners who have questions may contact the treasurer for explanation.

Old Business:

Building Identification Signs are being considered with several co-owners exploring options and offering suggestions.

The mailboxes refurbishment work on West Villa West Villa Lane is nearly completed. Work will continue on East Villa Lane. Sue Langbehn's volunteer work in this area is greatly appreciated.

New Business:

No new business at this time.

Next Board Meeting Date is September 25, 2018 at 6:00 PM.

Adjournment at 7:58 PM.

Respectfully submitted,

Earl Misch, Secretary