



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

September 25, 2018

Call to order at 5:29 PM in the Clubhouse. Quorum determined. August minutes were approved as written and posted.

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

President's Report:

The annual report was clarified regarding our recent water issue in which we lost power due to water in the street.

The property management contract with County Wide Property Management was renewed for 3 years, ending 12/31/2021.

A request by individual owners to replace trees on the riverbank was tabled until consultation with the landscape committee.

Vice President's Report:

Expenditures for pressure gauges for the lift station and water heating pipe venting were approved. Total costs for both projects is \$2,569.78.

Member at Large Report:

Redecorating of the Clubhouse continues. Two new occasional chairs will arrive tomorrow. The new padded cornices have been installed. Two additional bookcases have been added to the library.

Property Managers Report:

Pool closing October 11, 2018. Sprinkler shut off November 1, 2018.

2nd Nature Gardens will be replacing seven Arborvitaes, two at 3067, one at 2781, four at 2786 – 2788 at a cost of \$112.00 each. A berm will be built on the north side of 2786 – 2788 to accommodate the four replacement Arborvitaes at a cost of \$2,470.00.

Fence repairs are under way at 2843 and 2848 Villa Lane. Exterior door frame painting is in progress throughout the complex. Sidewalks, fences and patios have been power washed.

Fall tree trimming at 2886 will take place at a cost of \$750.00.

Pending closings: 3067 Riverview Lane, 2920 Villa Lane.

Meeting adjourned at 6:03 PM

The Board and Capital Reserve Committee met at 6:05 PM. The purpose of the combined meeting was to discuss an insulation improvement project. ALC Maintenance Company gave a presentation of improvements that could be implemented to reduce the heat loss in the attic that contributes to icing.

The Board meeting was re-called to order and continued at 7:20 PM.

With the recommendations of the Capital Reserve Committee and pending receipt of the formal bid from ALC, the Board voted to begin work on the insulation improvement program on 24 units. Selection of units, communication to co-owners and logistics will be determined after formal acceptance of the contract.

Treasurers Report: The financial reports for the period ending August 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 were tabled as ideas continue to come in.

New Business:

Dale and Patti Quattrin of 2804 Villa Lane submitted a landscape architectural plan for landscape improvement at their unit. Total cost to be borne by the Quattrins. The Board approved this request subject to review of the contract by Pam Fetke.

Next Board Meeting Date: October 16, 2018

Adjournment at 7:45 PM

Respectfully submitted,

Earl Misch, Board Secretary