



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

**October 16, 2018**

Call to order at 6:30 PM in the Clubhouse. Quorum determined. September minutes were approved as posted.

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

Sue Langbehn offered a proposal to replace our existing mailboxes and solve our building identification problem. Her presentation included costs and materials with labor provided by Villas volunteers. The Board will continue discussion regarding this topic when preparing the long-term improvement plan.

**Secretary's Report:**

It has been suggested that special recognition to be given to the many volunteers who keep the Villas the beautiful place we call home. That would be difficult with so many wonderful helpers working in so many areas. One idea was to call attention to their accomplishments at a monthly social gathering.

A co-owner asked for clarification regarding the cleaning of dryer vents. We are awaiting on a bid from a potential supplier. The cost will be borne by the co-owner and scheduled by Pam Fetke.

**Vice President's Report:**

Insurance progress: we are continuing to explore our coverage. Our premium, our deductible, our costs are still under review. Al Ernst is meeting with our insurance carrier to gain the best coverage at the lowest cost.

**Member at Large Report:**

Our great room is completed. The new window treatments, cornices, occasional chairs are beautiful. Julie Crane and her many volunteers are to be applauded.

### **Property Manager's Report:**

We are installing new gauges in our lift stations. Thirteen water heater exhaust pipes will be repaired by ALC and scheduled by Pam. Those co-owners affected will be notified when dates are determined in late October. Our snow removal quote was received with no increase as negotiated by Pam Fetke. Water fountains in the ponds will be removed on November 1. Insulation Improvement will begin in late November or early December depending upon the schedule of ALC Company. Fifty percent deposit has already been paid. Sprinkling has ceased till next year. The sprinkler lines will be blown out this month. The pool has been closed and winterized. Pool furniture was removed and stored by volunteers.

### **Treasurer's Report:**

The treasurer's report for the period ending September 30, 2018 was submitted by the treasurer and approved and will be posted to the HOA website. Co-owners who have questions may contact Jean Bloomquist for explanation.

### **Old Business:**

Landscape committee plan was tabled until March 2019.

### **New Business:**

The Board is in the process of developing a long-term operation plan. This will require the formation of a long-term operation committee from within the membership. This committee will be chaired by Jean Bloomquist and Al Ernst. More information will be forth coming.

**Next Meeting Date: November 27, 2018**

Adjournment at 8:30 PM

Respectfully submitted.

Earl Misch, Board Secretary