



BOARD OF DIRECTORS MINUTES
The Villas at the River
Homeowners Association

December 13, 2018

Call to order at 6:59 PM in the clubhouse. Quorum determined. November minutes were approved as posted.

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

President's Report:

Update on the Insulation Improvement Project: test case at 2929 Villa Lane is completed. Thermal images were shown of before and after insulation improvement. Results were amazing. The temperature in the attic is very much improved.

Holiday Greetings letter from the Board to the co-owners was written and approved.

Member at Large Report:

Our Clubhouse is beautifully decorated for the Holidays. Thanks to the many volunteers for their hands-on work and for the many decorations donated to the Clubhouse.

Property Manager's Report:

A memorial from the HOA was sent to American Military Heroes in memory of Allen Page.

There was significant water damage to 3147 and 3149 Riverview Lane caused by a burst pipe. Repairs to 3147 are completed. Repairs to 3149 are in process.

Pam plans to list all water shut-offs in each building. When completed, this list will be sent to all co-owners.

Vice President's Report:

There will be a Town Hall meeting in the spring for all co-owners, the purpose of which is an update of capital projects and associated expenses.

Treasurer's Report:

The Board continued to review the proposed 2019 budget. Communication to the co-owners regarding the final 2018 Treasurer's Report and the final 2019 Budget will take place in January.

Old Business:

No old business

New Business:

It has been brought to the Board's attention that some co-owners have blocked their fireplace flue to save heating costs. Blocking the flue improperly can result in a fire, carbon monoxide poisoning, and even explosion. There is a device approved by the Sodus fire chief that will effectively and safely block the flue of the fireplace. Should you choose to block the flue to your fireplace, contact Pam Fetke for further information.

Next Board Meeting: February 19, 2019

Adjournment: 8:59 PM

Respectfully submitted,
Earl Misch
Board Secretary