

*TOWN HALL MEETING MINUTES*

The Villas at the River  
Homeowner's Association, Inc.  
2887 Villa Lane, Benton Harbor, MI 49022

September 28<sup>th</sup>, 2014

President Tom Johns opened the meeting and introduced the board members.

Tom acknowledged the Petition to add stop signs and speed limit signs. This was addressed and approved at the board meeting on 9/24/2014 and the items will be purchased for installation.

The matter of vehicles traveling at unsafe speeds within the Villas was also discussed. Speed limit signs will be installed to remind drivers of the required maximum speed limit from our By-laws of 14 mph. Anyone seeing a car apparently not observing the speed limit should bring it to the attention of Dick Wales or a Board member. If it is a vendor, we will make it clear to Dick to make clear to them their need to follow our speed limits. Mike was very supportive regarding this matter in the most recent board meeting. The Board will address all other situations.

On the matter of Stop signs, Manny Stoes was recognized and commented regarding his concern for stopping on the hill under icy conditions. It was suggested that all we can do is use good common sense in bad weather conditions.

There was discussion of the fish that have been introduced to the main pond. The issue is covered best in the 9/24 Board minutes.

Anne Brandt was recognized to comment on the Pond and fish situation. She believes that the fish are goldfish. She goes on record as publicly not supporting the fish in the pond, but willing to have the issue brought to a vote.

Ron Momany was recognized and suggested the time has come for the board to have open meetings. Carol Momany makes a motion to have board meetings open to any owners that want to attend. Eric Norris Seconds. Motion Carries.

Sprinkler Committee – Dave Kett speaks to the committee reviewing a suggestion to recirculate water from the pond to through the sprinkler system to eliminate the rust problem. He has concerns about the fish if this is addressed this way.

Clubhouse Committee – Mary discussed the new rental agreement. The new agreement has one price, a refundable security deposit, and more specific guidelines for security of the clubhouse. The new agreement is on the Villas website.

Tom next discussed the water transmission agreement – it is nearly completed. This agreement is between the Villas and the Township and governs the water line that Mike Cook put in to support our development.

The discussion then turned to the main presentation regarding the financial changes the board had made to our dues structure. At the September 24th Board meeting the board debated for two hours the merits of establishing a capital improvement fund and adjusting the rate of contribution to the general operating fund.

At the request of the board, John Huber produced a wonderful presentation to attempt to capulize a hundred hours of research and debate on this issue into a 20 minute summation. Unfortunately, his work went mostly unseen due to technical difficulties with the Audio Visual equipment. A smaller TV was brought in but was not adequate for his presentation to 62 people.

Near the end of the presentation, Ron Momany was recognized for a question regarding the level of contribution to the capital fund. With Ron's experience in city government he has been a valued advisor in community financial matters. A lively debate ensued that can't be accurately covered without a recording to work from. After Ron asked why the board did not adopt the recommendation of the capital improvement committee, discussion ensued along that line for some time. Mark Carlock gave input regarding the unanimous recommendation of the committee and the compromise that the board unanimously adopted.

Dave Kett was recognized and suggested that we support the decision of the board. Jacob Richardson was recognized and spoke of his previous work on a HOA in Traverse City and commended the board for the many hours of work it takes to run an HOA. In summation, a significant majority of the residents were in support for the board's decision and after the meeting many owners sought out the attending board members and thanked them for their efforts.

The meeting was adjourned at 8:30 pm.

Respectfully submitted,  
Mark Carlock, Secretary