

*The Villas at the River Homeowner's Association, Inc.*

*October 18, 2010*

*7:00 p.m.*

*Villas Clubhouse*

*Minutes of the Town Hall Meeting of October 18, 2010*

*Residents in attendance: Thomas Nielsen, Pat Tungett, Tom Johns, Barb Johns, Nancy Gothberg, Al Robertson, Cynthia Coetzee, Vestus Reed, Oretha Reed, Bonnie Porter, Sharon Ellmer, Ron Momany, Carol Momany, Lee Sadler, Lois Wallace, Valerie Thomas, Anne McQuillan, Jim Counts, Patricia Coate, Gary Coate, Pat Brown, Maggie Forrester, Donna Pierson, Bob Steiner, Marilyn Steiner, Al Sommerfield, Buz Orrison, Sharon Orrison, Joyce Cuthbert, Teri Baker, Butch Mammina, Mary Ellen Mammina, and Jean Bloomquist.*

*The meeting was called to order at 7:00 p.m. by Mr. Tom Johns.*

*The Invocation was given by Mr. Ron Momany.*

*Tom Johns introduced the Officers of the Board of Directors; himself and Mr. Michael Cook, Developer of The Villas at the River. The Advisory Committee of Mr. Al Robertson, Ms. Nancy Gothberg, and Mr. Tom Carson (absent) were also introduced. Ms. Helen Tanner, Financial Assistant and Mr. Dick Wales, Construction Manager were also present and introduced.*

*Tom started the meeting by reviewing the Rules for Election of Villas at the River Board of Directors letter that was distributed to all residents prior to the meeting. He summarized the voting, election, and candidate process. Questions were fielded.*

*Do single households need to complete a voting certificate? YES*

*Why is there not a more democratic process being used to nominate candidates, i.e. nominate someone instead of the person nominating themselves? We felt that this was the best way to fill a position. By nominating yourself, you are saying that you are willing to serve. You are also required to complete a resume and send to all residents indicating your qualifications.*

*Do you have to live here full time? No, but you need to be available, by conference call, attend important meetings, etc.*

*I didn't think we had to form a Board of Directors until we were 75% sold? We are obligated at this time to form a Board of Directors. Under the laws of Michigan, we need to form 54 months after the first sale. We will be at that point at the time of the election.*

*Will Mr. Cook automatically be the Fifth Board Member? YES*

*What positions are available on the Board? President, Vice President, Secretary, and Treasurer.*

*Are we voting for each position? No, you are voting for four (4) Board Members.*

*Then who votes for each of the positions? The selected four (4) Board Members will select the President, Vice President, Secretary and Treasurer.*

*Will Dick and Helen stay on? That will be up to the new Board members. They will stay on to do work with Mike but it will be up to the new Board members if they will stay on to do work for the association.*

*Comment from a resident: Whoever the new (Secretary) Treasurer will be should be taking over (her) Helen's job as the association will not be able to afford to hire anyone to do her job. Reply: Again, that will be up to the new Board members. Helen's job is a big job. She takes in all of the assessments (dues), pays all of the bills, does the monthly financials, etc.*

*Comment from a resident: There are managing companies that do manage small associations like ours. The new Board will have to look into it. There are options.*

*Tom Johns asked if there were any other questions about the election process. There being none, moved to any other business.*

*Other business:*

*Asphalt resealed*

*Mr. Counts asked if anyone was having trouble with little pebbles coming into their house onto their hardwood floors. He indicated that the loose stones were a problem. He would like to see the asphalt resealed. He asked that if that was a possibility if he could pay for it himself, if the association was not in the position to pay for it at this time. Dick said that he did not know that he was having any trouble with the asphalt but that he would take a look at it. Mike told Mr. Counts that Dick will take a look at it and see what should be done. Mr Counts said, "fine, but if the Association is not going to pay to have it resealed now, can I pay for it myself to have it done now?" Mr. Cook, said, "You should not have to pay for it yourself, but if you want to pay for it yourself, I have no objection".*

*Icicle Issue*

*Lee Sadler asked what could be done with the icicle problem. Many residents commented that they appreciate Rick and Jeff coming around and getting the icicles off of the gutters, however they still do cause a problem. Butch Mammina added that the icicles caused a problem with his air conditioner unit last year when the heavy icicles dropped and caused damage to the compressor. A few residents commented that they will be covering their air conditioner units for the winter. Dick Wales said that he has spent a lot of time looking into this problem. The solution will cost a lot of money. Heat tape could be a solution but it does cost money and it does raise the Homeowners electric bill. Valerie Thomas added that last winter a large icicle dropped from the garage and brought her to the ground. Her Son had to bring her to the emergency room.*

*Solution: Jeff and Rick will continue to go around and clean off the icicles and spread salt on the grounds. The Advisory Committee will meet to discuss the most uniformed and best way to cover the air conditioner units.*

*Annual Budget*

*Tom Johns summarized the budget. He highlighted the two largest spend areas of Administration and Winter Services. He also pointed out that we have not put away any money for Capital Improvements. Mike Cook spoke and said that according to the by laws he has put away \$ 12,500 towards Capital Improvements.*

*Resident Ron Momany discussed in length the reasons why he thinks the residents should be putting money away for Capital Improvements. It is either put money away now or we will be assessed when a Capital Improvement is needed. Tom Johns pointed out that it will be up to the Board in April whether to increase the Association dues to capture money for Capital Improvements.*

*Tom Johns asked if there were any other questions or comments. Jean Bloomquist wished to thank Mike Cook for creating a wonderful atmosphere here at the Villas at the River.*

*With no further business, Mike Cook thanked everyone for attending.*

*The meeting adjourned at 8:45 p.m.*

*Respectfully submitted,*

*Nancy J. Gothberg, Acting Secretary*