



BOARD OF DIRECTORS MINUTES CORRECTED
The Villas at the River
Homeowners Association

May 7, 2019

Call to order at 5:57 PM in the clubhouse by Mary Huber. Quorum determined. April minutes were approved as posted.

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

Treasurer's Report:

Reports to residents will be posted on line.

Board Actions:

A motion was made, seconded and passed to fund the highly successfully insulation improvement project with a special assessment of \$3,900.00 per co-owner. The special assessment will be payable in two payments of \$1,950.00 on July 1 and October 1, 2019.

A motion was made, seconded and passed to add wording in the community guidelines referencing the safe use of smokers. 1.6 I of the Guidelines now reads "Smokers, grills, firepits and candles must be positioned sufficiently away from the buildings to avoid any fires or scorching of the building. Any repairs to the building if damaged by smokers, grills, candles or similar devices are the responsibility of the co-owner." A corrected page indicating this change will be made available for the white binder in each co-owner's possession.

A motion was made, seconded and passed to allow Velux Solar Tunnels to be installed by a licensed and approved contractor at the homeowner's expense pursuant to the written pre-approval of the Board. The pre-approval form will be available on the Villa's website or may be requested from the property manager. Any failure, repair or maintenance of the sun tunnel shall be the responsibility of the unit owner and all future owners of that unit.

Approval was granted to Sue Langbehn to repair the street apron fronting her unit. The repair will be reviewed by the Board following completion with the hope this service can be expanded to other areas.

The painting of buildings three and four was approved.

Property Manager Report:

1. A meeting is scheduled with 2nd Nature Gardens and Guse-Hahn to review garage door damages from winter snow removal.
2. B and Z Construction has been asked to prepare a quote for sediment removal at the river dock.
3. B and Z Construction has been asked to prepare a quote for culvert cleaning on the east side of Riverview Drive.
4. CID - Mark Carlock will power wash and apply Olympic Honey Gold sealant to fencing on west property line.
5. C and H Concrete will be performing patio replacement @ 2906 Villa Lane by mid-June.
6. The swimming pool has been drained, cleaned and cracks filled. Pool filling will be done this week and Vliestra Brothers will be performing opening procedures the week of May 13th.

Reminder: The annual meeting is May 23, 2019 at 7 PM.

Next Board Meeting Date: June 20, 2019 at 6:00 PM.

Adjournment: 7:31 PM

Respectfully submitted,
Earl Misch
Board Secretary