

THE VILLAS AT THE RIVER

BOARD OF DIRECTORS MINUTES The Villas at the River Homeowners Association

June 20, 2019

Call to order at 5:58 PM in the clubhouse by Mary Huber. Quorum determined. May minutes were approved as posted.

In attendance Jean Bloomquist, Sandi Coons, Julie Crane, Al Ernst, Mary Huber, Earl Misch, Jackie Seib and Pam Fetke, Property Manager. Co-owners Eldon Geyer, Nancy Gothberg, Tom and Barbara Johns, Davey and Charlie Kozup, Patricia and Dale Quattrin, Rick Seib and Barbara Schoene, were also in attendance.

Presidents Report:

Election results were received and accepted. Thanks to the Election Committee chaired by Barb Johns and consisting of Shirley Barrick, Dale Bieri, Joen Brambilla and Betty Van Buskirk.

Welcome to Sandi Coons and Jacqui Seib to the Board of Directors.

Grateful recognition of service to Al Ernst and Earl Misch.

A request to spend \$1,546 for an AED (Automated External Defibrillator) that would be placed in the clubhouse. Jean will study the request. Mulch for Villas has been tabled until 2020. Strongly suggested that each co-owner agree to have their dryer vents cleaned at a cost of \$50.00 per home.

The Landscape committee has requested \$200 to spend on mulch in the clubhouse area and also reported plans to plant more Hosta's.

Vice President's Report:

Al Ernst, who chaired the Capital Reserve Committee, has prepared all the necessary information to pass on to the next Chair of the CRC.

Treasurer's Report:

Reports to the residents will be posted online. Those same reports, as well as the Board minutes, other information from the Board will be delivered to those co-owners without internet access.

Member at Large:

Pool is open, heated and beautiful. Flowers surrounding the pool are stunning.

Property Manager's Report:

All gutters and downspouts will be inspected by V-C Sales. Several co-owners have complained of massive dripping over their entrance door. CID is painting fences. 16 completed, seven remaining. 2820, 2822, 2831 asphalt area requires top coat removed and repaved. Cost \$5100. 3096 Riverview Lane is being sold and under contract. 3067 Riverview Lane is for sale. We have developed algae growth on the large pond which will be treated at no cost, next week.

Old Business:

Unit identification signs have been a continuing problem in the Villas. Julie Crane will form a Committee to study the various suggestions offered by several co-owners. A possible solution is in progress.

New Business:

Jacqui and Sandi were brought up to date on the assessment background, need, and schedule of the Insulation Improvement Project and the Roof Dryer Vent Project.

Work was started on compiling a list of FAQs and answers about the Insulation Improvement Project and the necessary assessment to fund the project. Publications of this document will be distributed to all co-owners prior to the first payment due.

Tom Johns and Dale Quattrin appeared before the Board and presented excellent ideas how Board communication can be improved. They also requested that any future assessments be open to more discussion by the total co-owner population. Maggie Johnson sent in a request by email that the Board consider ways to save our eroding shoreline along the river. She requested that this line item be added to the Capital Reserve Plans.

Next Board Meeting Date: July 2, 2019 at 6:00 PM

Adjournment: 8:09 PM

Respectfully submitted
Earl Misch
Board Secretary