



BOARD OF DIRECTORS MINUTES  
The Villas at the River  
Homeowners Association

**July 2, 2019**

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

In attendance were Jean Bloomquist, Sandi Coons, Julie Crane, Mary Huber, Jackie Seib and Pam Fetke, Property Manager.

**President's Report:**

Election of Officers for the coming year:

- Mary Huber - President
- Jackie Seib - Vice President
- Jean Bloomquist - Treasurer
- Sandi Coons - Secretary
- Julie Crane - Member at Large

Special Assignments for new Board Members:

- Jackie Seib – Day to Day Operations
- Sandi Coons – Capital Reserves

We will be purchasing a new life ring for the pool area and it was decided that the old one can go down by the dock. We are also going to replace a damaged umbrella for the pool area.

The Riverfront committee is making some dock safety improvements at a cost of \$90.

**Vice President's Report:**

No new business to report.

**Secretary's Report:**

Minutes from the 6/20/19 meeting were approved as posted.

**Treasurer's Report:**

The next treasurers report will be published later this month.

**Member at Large's Report:**

A motion was made to hire Mosquito Squad of Southwest Michigan to treat the nature trail for mosquitos and ticks throughout the rest of the summer. The motion was carried.

Julie Crane has formed a committee to study the various ideas for unit identification signs. It was suggested to combine the sign project with the mailbox project which won't be done until next year. Julie and team will continue their investigation and develop a recommendation for the Capital Reserves committee for inclusion in the 2020 Capital Plan.

**Property Manager's Report:**

The deposit for materials only will be paid tomorrow to continue the Insulation Improvement project.

V-C sales has been onsite doing preliminary inspections of all gutters and downspouts. Several co-owners have complained of massive dripping over their entrance door.

The asphalt work on 2820, 2822, 2831 should commence later this month.

Curb replacement needs to be a priority in 2020. Pam Fetke will be providing information to the Capital Reserves committee.

**New Business:**

3098 Riverview Lane requested approval to install an additional outdoor electrical outlet on their patio at the co-owner's expense. Work will be done by a licensed electrician. The request was approved. If there are other co-owners interested in adding similar outlets, please contact the Property Manager for procedure and board approval.

Sandi Coons asked about updating information about our various committees.

Next Board Meeting Date: August 8, 2019 at 4:00 PM

Adjournment: 6:52 PM

Respectfully submitted,  
Sandi Coons  
Board Secretary