



BOARD OF DIRECTORS MINUTES
The Villas at the River
Homeowners Association

August 8, 2019

Call to order at 3:58 PM in the clubhouse by Mary Huber. Quorum determined. The July minutes were approved as posted.

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

Others in attendance were: Tom Johns

President's Report:

The Board wants to recognize and thank the committees and individuals who have worked so hard recently to make improvements in the community.

- The Riverfront Committee for Dock Safety improvements
- The Landscape Committee for excellent work in hot, humid conditions. This week they worked on the West entrance flowerbeds and prepared the area behind the pool for later planting.
- Sue Langbehm for her recent concrete repairs.

A motion was made, seconded and passed to waive the \$600 buy-in fee for co-owners who are re-locating within the HOA.

The Property Manager will assume responsibility for the limited paper distribution of Board meeting minutes to co-owners that require it and will also start putting extra copies of the minutes in the clubhouse.

A motion was made, seconded and passed to raise the amount for memorials for deceased residents from \$50 to \$75.

Landscape Discussion: The budget approved for the Landscape Committee to purchase mulch for the common areas was determined to be sufficient. Also determined that the rose bushes by Ladies bathroom near the pool need to be replaced this fall.

The Board received a request regarding inspection of the clubhouse attic for insulation deficiencies. ALC Maintenance has agreed to do the clubhouse attic inspection at no additional charge.

Vice President's Report:

Nature Trail Update: Our HOA attorney has advised against doing any improvements to the nature trail as it is protected conservation area. This includes not filling in the low areas with gravel or boards. Only environmentally friendly products are allowed. The current mosquito squad treatments meet the environmentally friendly criteria.

Dock Update: The improvements to resolve dock safety issues were completed. Many thanks to Ron Momany, Jerry Jackson & John Huber.

Jackie Seib will be forming a committee to research and make recommendations to address the issues of erosion and low spots (gullies) along the riverfront.

Secretary's Report:

Capital Reserve Study: The Board approved the membership for the Capital Reserve Committee. Committee members will be posted on the website. A Kick-Off meeting was held on July 29, 2019. This committee is hard at work and preparing to present their recommendation to the Board in time for the 2020 budget planning cycle.

The Board received a request at the last annual meeting to consider consulting with an external Capital Reserve Study. Sandi will research this question and report back. It should be noted that this exploration does not affect the current study being conducted by our internal co-owner committee.

Treasurer's Report:

The Budget Reports will be published later this month.

The Board was advised there are available funds to purchase an AED (Automated External Defibrillator) for the clubhouse. A motion was made, seconded and passed to purchase an AED to be located at the clubhouse. Training on use of the AED will be provided after it is installed.

Our HOA attorney has provided guidance regarding review of Association Books and Records (reference Master Deed Exhibit C – Condominium By-Laws, Article 6. Finance, Section 1.5 Association Books and Records). Jean will be following up to get a quote for a financial review. This will be added to the 2020 budget as an administrative expense.

Member at Large's Report:

Julie to investigate purchasing another umbrella for the pool area.

Julie gave an update on the Mailbox proposal and unit ID signs project. A presentation to the Board will be made in September. We also determined to add Mailboxes/Signs under the Building exteriors category for the Capital Reserve Committee.

Property Manager's Report:

The broken swimming pool tiles (2) will be replaced after Labor Day weekend.

VC Sales will commence soon on realignment and attachment of gutters on all units to fix the pitch of existing gutters. This work will be billed at an hourly rate (time) plus material. The Board requested that we have VC Sales invoice us incrementally as buildings are completed so we can monitor the costs against the budget.

VC Sales also recommends changing all Canterbury unit entrance door gutters to commercial size – 6", to better accommodate roof runoff @ \$230.00 per unit. The Board recommended that Pam work with VC Sales to do one unit as a test case.

Meeting held with the Van Buren Conservation District to discuss the growth of invasive species in proximity to unit 3063 Riverview Lane at the edge of the wetlands. A recommended treatment plan will begin in the fall.

2786 Villa Lane has requested the installation of gutter covers in their sunroom.

3076 Riverview Lane has reported (2) dead/dying shrubs. CID will remove them this fall. Replacements will come at a later date.

42 homeowners will have had their dryer vent pipes cleaned as of August 9th. The Board decided to send out another communication to encourage co-owners to sign-up for dryer vent cleaning as this is a fire safety issue.

Asphalt replacement due to safety hazards were completed at 2829, 2822, and 2831.

CID has made progress in painting fences and entrance door trim with plans to complete the job this year, weather permitting.

CID has power washed and 2/3rds completed sealing the west property line fence.

We experienced a contaminant (lawn weed & feed) in the pool recently, causing the water to turn green. Ryan was able to 'shock' the system (1-day closing) to eliminate the issue.

No news/status from Hart Well Drilling on our well pump (large pond) or Beudoin Electric on the warranty work on the small pond fountain.

3072 Riverview Lane sale closed. 3080 Riverview Lane is on the market. 3067 Riverview closing anticipated in Sept.

New Business:

A motion was made, seconded and passed that we utilize Sue Langbehn as an independent contractor to help with needed maintenance within the association.

There has been a request for rain protection installed over the front doors. The Board is working on a solution to this problem with the assistance of John Huber and Fred Welch. Any co-owner ideas for this would be appreciated and may be sent to John or Fred.

The Board reminds co-owners that dogs must be on a leash when outdoors.

Next Board Meeting Date: Wednesday, August 28 @ 10:00 AM

Adjournment: 6:08 PM

Respectfully submitted,
Sandi Coons
Board Secretary