



BOARD OF DIRECTORS MINUTES  
The Villas at the River  
Homeowners Association

**August 28, 2019**

Call to order at 10:00 AM in the clubhouse by Mary Huber. Quorum determined. The minutes from the August 8<sup>th</sup> meeting 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, Susan Langbehn, Kent Werger, Mark Carlock, Linda Barlow, Maggie Johnson, Betty VanBuskirk, and special guest speaker Frank Petroski of ALC Maintenance.

**President's Report:**

Wells, Sprinkler and Lift Station Coordination Report presented by Frank Petroski of ALC Maintenance: In light of the issues encountered this summer with ponds and irrigation, Frank was asked to evaluate our overall system complexity and its many interdependent parts that require coordination for repair. There are pockets of expertise but no consolidated knowledge bank of records or drawings that are easily understood and transferable to others. We also discussed the need for a manager/central point-of-contact as our sources for assistance are multiple and require coordination for effective and timely repair. Today's discussion was an interim update with more discussion to come.

**Vice President's Report:**

We received a work request from 3072 Riverview Lane regarding erosion mitigation at Building 20 – possible solutions are being evaluated.

Jackie Seib has formed a River Erosion Committee to research and make recommendations to address the issues of erosion and low spots (gullies) along the riverfront. Committee members were approved by the Board.

Dryer vent cleaning – Jackie distributed a draft letter to remind residents the importance of cleaning dryer vents as a safety measure. Once finalized and sent out, Pam will be coordinating additional dates for scheduling this service.

**Secretary's Report:**

An Indemnity Agreement form for independent contractors was approved.

An Assessment Update letter was approved and will be sent out to all co-owners.

An updated Release of Liability for Volunteer Services form was approved. All Landscape Committee members that want to use a chain saw need to sign the new form and it have on file with the Secretary. All co-owners are reminded that any tree trimming needs to be approved by the HOA Board.

**Treasurer's Report:**

July reports posted.

There were several felled trees after the last storm that require tree trimming. Jean determined that we still have money in our landscaping account to cover this unexpected expense per the quote obtained by Pam.

A motion was made, seconded and passed to proceed with an external Financial Review for 2018. Additionally, members of the co-owner audit committee were approved.

**Member at Large's Report:**

Susan Langbehn presented an update from the Mailbox and Unit Identification Committee. This presentation was informational only; no decision or approval at this time.

**Property Manager's Report:**

Pam will be out of the office Sept. 13-19<sup>th</sup>.

Mark Carlock has requested to reduce his overall hours in 2020 and also to distribute his hours so that more time is available during the peak summer months.

Suggestion was made to restrict what types of perennials are used in our landscape beds to minimize landscape maintenance costs. The goal would be to limit perennials to those that are more easily kept trimmed and not planted too close to buildings. Ideas will be referred to the landscape committee for review.

Sue Langbehn will be making concrete repairs to garage walls in Bldg. 2.

Sue Langbehn completed a successful test for removing stains on sidewalks.

VC Sales has completed realignment and attachment of gutters on buildings 1-4. Jean to review our operating budget to determine if we can do 4 more buildings yet this year.

VC Sales has installed a test case commercial size 6" gutter at 2929 Villa Lane.

The patio surface at 2908 Villa Lane needs to be evaluated.

3098 Riverview Lane requested filling in small holes along the riverfront to mitigate tripping hazard. – to be evaluated by CID.

2855 Villa Lane has a small sinkhole – ALC will be looking into it.

A tree at 3090 Riverview Lane has become diseased and needs to be replaced.

3067 Riverview Lane sale closed. 3080 Riverview Lane is on the market.

### **Old Business:**

Velux Sun Tunnel® Installation Request Form was approved.

**New Business:**

Landscape Committee request to cut back the sumac along the fence adjacent to property owned by Jason Grimm was approved.

Next Board Meeting Date: Wed. Sept. 25 @ 10:00 AM

Adjournment: 12:03 PM

Respectfully submitted,  
Sandi Coons  
Board Secretary