



BOARD OF DIRECTORS MINUTES
The Villas at the River
Homeowners Association

September 25, 2019

Call to order at 9:56 AM in the clubhouse by Mary Huber. Quorum determined. The minutes from the August 28th 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, Rick Seib, Ed Johnson, Barbara Schoene, Bob and Pat Barrett, Ron & Shirley Barrick, Maggie Johnson, Betty VanBuskirk, Linda Barlow, Kent Werger, and John Huber.

Co-owner Requests:

3072/3078 Riverview Lane Retaining Wall Request – Co-owners presented their reasons for this request along with a proposal that included estimated costs provided by two different landscaping companies.

3099 Riverview Lane – Co-owner discussion regarding trailer parked in driveway.

3082 Riverview Lane – Requested Property Manager provide vendor quote for exterior painting as input to the Capital Reserve Committee and follow-up discussion regarding the Irrigation System Update Letter that was sent to co-owners on September 14, 2019.

President's Report:

Wells, Sprinkler and Lift Station Coordination Report: The repaired pump was returned on 9/24/19 and is working again to fill the large pond. Sprinklers will be turned off Oct. 15th giving us time to continue our

research and refine the solution for redesigning the system. Residents are reminded that all future questions or comments should be directed to our property manager or John Huber who is our volunteer co-owner point person.

Residents are reminded to not contact contractors or government authorities directly for quotes or regarding any issues concerning the Villas. Please direct these questions or requests to the property manager.

The annual insurance review with IMS will take place early next month.

Vice President's Report:

Jackie is gathering MSDS (material safety data sheets) that will be posted at the clubhouse and on the website making it accessible to residents. For example, the MSDS information would include a list of what chemicals are being used on the lawns and ponds and other products used around the Villas community.

A motion was made to purchase membership for the Board members on the HOAleader.com website at a cost of \$119 per year. Motion carried.

Secretary's Report:

Capital Reserve Committee Update: Since our kick-off meeting on July 29th, the committee has been hard at work updating the capital asset inventory, condition assessments, and estimated repair/replacement costs. The committee's goal is to have their presentation ready for the Board in time for November budget planning.

Treasurer's Report:

August reports have been posted to the website.

Jean proposed that we consider adopting a text notification app as an additional way to send timely messages to co-owners. The idea is that you would opt-in if you wanted to receive text notifications from the Board on your smart phone. Mary will investigate further before the Board votes on whether or not to proceed.

Audit Committee: A motion was made to approve members of the co-owner audit committee. Motion carried. Audit committee members will be updated on the website.

Member at Large's Report:

The pool will be closed on Friday, September 27th. Minor repairs will be made to cracked tiles. Volunteer co-owners will be removing and storing pool furniture.

The current members of the Clubhouse Committee were re-confirmed to remain in place as-is. The Library Committee is losing a member.

Property Manager's Report:

VC Sales – Gutters Update:

The feedback from the installation of a test case commercial size 6" gutter at 2929 Villa Lane indicated excellent results. Completion of any additional Canterbury units will be dependent on 2020 budget planning @ \$235 per unit.

We also received positive feedback on the realignment and attachment of gutters on buildings 1-4. After reviewing our operating budget, Jean determined that we can afford to do 4 more buildings yet this year at a cost of \$3,160. Motion to proceed was made and carried. Pam will be notifying the affected homeowners.

It should be noted that multiple contractors were consulted before granting the contract for the gutter work to VC Sales.

Susan Langbehn will be repainting the black wrought iron pool furniture.

Dryer vent cleaning: 43 units have been done so far and a 2nd letter was sent to co-owners encouraging them to have their dryer vents cleaned. To-date, only 4 homeowners responded to the 2nd letter, so no additional dates have been scheduled yet. Some residents may be cleaning their own vents or using a different service. Pam will be putting out an additional communication to make sure everyone understands the importance of

dryer vent cleaning and has the opportunity to take advantage of the special pricing negotiated with Call the Mrs.

Garage Door Replacement: We just recently received the check from the insurance carrier. The next step is to contact Guse-Hahn and start scheduling the repairs. It should be noted that this is not a total garage door replacement. Guse-Hahn will only be replacing panels as needed that were damaged during snow removal earlier this year.

2835 Villa Lane is on the market, 2864 Villa Lane is anticipated to be on the market, 2923 Villa Lane may have a purchase agreement pending, 3143 Riverview Lane indicated that their unit will be sold as well

Old Business:

Mailboxes and Unit Identification Signs Update: A motion was made to approve the option recommended by the committee and presented at the last board meeting at an estimated cost of \$10,000. Motion carried pending financing approval within the Capital Reserve funding plan for 2020. Plans for presentation to the community are in process.

New Business:

No new business.

Next Board Meeting Date:
Date TBD – Work Session (Board only)
November 13 @ 10:00 AM

Adjournment: 11:31 AM

Respectfully submitted,
Sandi Coons
Board Secretary