



BOARD OF DIRECTORS MINUTES
The Villas at the River
Homeowners Association

October 31, 2019

Call to order at 11:33 AM at Mary Huber's house by Mary Huber. Quorum determined. The minutes from the October 7th 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: N/A This was a working session (Board only).

The main purpose of today's meeting was a 2020 budget planning work session.

Co-Owner Requests:

3072/3078 Riverview Lane Retaining Wall Request – The Board discussed an updated quote from Second Nature Gardens to address the erosion issue at Building 20. The property manager will be following up to get additional quotes. No decision at this time.

3072 Riverview Lane Back-up Generator Request – The property manager will be following-up with the co-owner to request that they supply a detailed plan for Board approval that includes drawings on the intended location of the generator, gas lines, and any other adjustments that will be made to accommodate the installation including landscaping.

President's Report:

A motion was made, seconded and passed to approve the Independent Contractor Indemnification agreement written by our HOA Attorney, Brian McMahan.

Vice President's Report:

No new business to report.

Secretary's Report:

No new business to report.

Treasurer's Report:

The Internal Audit committee has completed their review for 2017 and 2018. Jean reviewed their recommendations with the Board and will be following up with the committee on a response. An Audit Report will then be prepared.

An external Financial Review is in process for 2018. The review is being conducted by Linda Cooper, CPA of CooperBoettger PLLC in St. Joseph.

A budget planning worksheet for 2020 was distributed and reviewed.

Member at Large's Report:

No new business to report.

Property Manager's Report:

A dead arborvitae located near units 2788/2786 Villa Lane will be replaced.

Hayman Wildlife Management has live-trapped and relocated several nuisance animals causing havoc in lawns and landscaping primarily along West Villa Lane. In the first week, they caught 7 skunks, 2 possums, and 4 raccoons at a cost of \$375. We will continue the service another week to make sure the problem is resolved.

Sodus Township completed testing a second round of water samples taken from Villa resident volunteers. No issues of concern were found. The next round of testing will likely occur in early spring.

Guse-Hahn expects to receive their order of replacement garage door panels next week. The replacement panels are for repairing the garage doors damaged last winter by the snow plow service.

Sale of 2835 Villa Lane has closed.

Two more units are closing in November – 2923 Villa Lane and 3070 Riverview Lane.

2900 Villa Lane is on the market.

Next Board Meeting Date:

November 13 @ 10:00 AM at the Clubhouse

Adjournment: 2:03 PM

Respectfully submitted,
Sandi Coons
Board Secretary