



BOARD OF DIRECTORS MINUTES
The Villas at the River
Homeowners Association

November 13, 2019

Call to order at 10:00 AM at the Clubhouse by Mary Huber. Quorum determined. The minutes from the October 31st 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: Al Ernst, Dave Kett, Bob Barrett, Mark Carlock, Earl Misch, Kent Werger, and Sue Langbehn.

Special Guest Dave Chandler, Sodus Township Supervisor:

Dave discussed an opportunity for us to get involved with the Berrien County Sheriff's Office Neighborhood Watch program. Neighborhood Watch brings the community and law enforcement together so that both may work together to make our communities safer. Mark Parren is Dave's contact for Neighborhood Watch, and Mark is in the process of setting up a closed, join-only Facebook page for this purpose. Instructions on how to join the new Facebook page will be communicated as soon as we have the information. Participation is voluntary.

Dave also offered 2 Neighborhood Watch signs that we can post at the entrances. Pam will be following-up on the signs.

Residents are also reminded to lock their vehicles.

Report from Capital Reserve Committee:

The Capital Reserve Committee presented their study findings and recommendations. The Board gratefully accepted the report and thanked them for their work. Committee members include: Bob Barrett, Ron Barrick, Sandi Coons, Al Ernst, John Huber, Tom Johns, Dave Kett, and Fred Welch.

President's Report:

The Board will be hosting a Christmas social December 15th.

Vice President's Report:

No new business to report.

Secretary's Report:

No new business to report.

Treasurer's Report:

External Financial Review for 2018: Jean has received the preliminary report from CooperBoettger PLLC. Mark Giffels will join us at our December meeting to present the final report.

2020 Budget Finalization: Jean distributed a 2020 budget planning worksheet. Motion was made, seconded, and carried to approve the 2020 budget as presented. This budget will **not** require any increase in Dues.

Member at Large's Report:

Surface rust has been found on the elliptical machine at the clubhouse, but it is still operational. Mark Carlock will be asked to see if it can be removed.

Betty Snider has joined the Library committee. Committee appointment approved by the Board, and we thank Betty for volunteering.

Christmas decorating at the clubhouse will occur on December 2nd at 10:00 AM. Residents are invited to come help.

Julie will be updating the bulletin board at the clubhouse with the latest information on upcoming socials.

Property Manager's Report:

Pam is in communication with Mark Carlock to finalize his independent contractor agreement. Mark has requested to reduce his hours for next year.

Guse-Hahn has completed the garage door repairs. Replacement panels were installed to repair the garage doors damaged last winter by the snow plow service. Materials and labor were covered by the insurance check we received on behalf of Second Nature Gardens.

Insulation and Vent Cap Project Update: To date, 48 units have had both bath vents and the dryer vent caps replaced. The other units will be done as weather permits. The insulation improvement project is expected to pick back up in December. The start-up will be slow and gain full speed in January. Even though it has started to be cold out, the attic areas have still not been constantly cold enough for the crew to re-engage. The property manager will be coordinating the schedule with ALC and will contact individual co-owners as units are scheduled.

Our engagement with Hayman Wildlife Management to live-trap and relocate nuisance animals will conclude at the end of this week.

Sale of 2923 Villa Lane has closed.

3070 Riverview Lane is expected to close on November 15th.

2900 Villa Lane is on the market.

Old Business:

Riverfront Facing Units of Building 20 Erosion Concerns - 3072/3078 Riverview Lane expressed concerns regarding erosion in front of their units. In an attempt to reconcile the costs vs. the upgrade requests for these co-owners, the Board has agreed in principal to apply the left-over insurance claim payment received for garage door repairs to this project. It has been proposed that a one-time financial payment will be made to those co-owners in 2020 for which they will coordinate bids for their desired solution making up any shortfall at their expense. The Board will officially vote on this solution in 2020 pending determination of the insurance claim overpayment and review of the landscaping plan.

The Community Policies and Guidelines (last updated 05-07-19) are being evaluated and are in process of being updated. Many co-owners are also referencing Exhibit D from the Disclosure Statement provided to original purchasers of units. The intent is to reconcile/combine these two documents making it easier for co-owners to reference. This topic warrants further discussion and will be revisited at an upcoming meeting.

New Business:

No new business to report.

Next Board Meeting Date:

Tuesday, December 17th at 10:00 AM at the Clubhouse

Adjournment: 11:55 AM

Respectfully submitted,
Sandi Coons
Board Secretary