



BOARD OF DIRECTORS MINUTES
The Villas at the River
Homeowners Association

June 24, 2020

Call to order at 10:36 AM by Jackie Seib. Quorum determined. Due to concerns regarding Coronavirus (COVID-19), today's board meeting was conducted via video conference. The minutes from the May 18th meeting were approved as posted.

In attendance were Jean Bloomquist, Sandi Coons, Earl Misch, Jackie Seib and Pam Fetke, Property Manager. Also in attendance as guests were incoming board members Bob Barrett and Sue Langbehn. Mark Giffels of Cooper & Associates CPAs PLLC was also present. Absent: Mary Huber

Treasurer's Report with Special Guest Mark Giffels:

Mark Giffels of Cooper & Associates CPAs PLLC presented the independent accountants' review report for the year ending 2019. Their conclusion found that the financial statements are in accordance with a cash basis accounting framework, and they did not find any material modifications needing to be made to our financial statements. A motion was made, seconded and passed to accept their report as written.

President's Report:

The election committee has reported the following results for new Directors: Sue Langbehn will serve for 1 year; Jean Bloomquist and Bob Barrett will serve for 3 years. The Board wishes to thank the election committee for their work this year and formally accepts their report. The committee consisted of Barb Johns, chairperson, along with Betty VanBuskirk and Shirley Barrick.

The Board also wishes to thank retiring Directors Earl Misch and Mary Huber for their years of service to the HOA.

Secretary's Report:

Swimming Pool - A motion was made, seconded and passed to modify our COVID-19 rules to expand the pool capacity to 50% capacity per [Executive Order 2020-110](#) and to again allow guests per our pre-existing rules for the pool. The maximum pool capacity is 40, so we are modifying the COVID-19 rules to be no more than 20 people at a time. This change becomes effective on July 1, 2020. COVID-19 rules are subject to change

as needed. The pre-existing [swimming pool usage guidelines](#) are posted to the Villas website.

Clubhouse Great Room – A motion was made, seconded and passed to reopen the Clubhouse Great Room for board meetings only with maximum capacity based on [Executive Order 2020-110](#) which allows for indoor social gatherings and events among persons not part of a single household, but not to exceed 10 people. To ensure that the maximum capacity is not exceeded, co-owners interested in attending board meetings must make a reservation with Pam Fetke, property manager. COVID-19 rules are subject to change as needed.

Member at Large's Report:

No new business to report.

Property Manager's Report:

The property manager is working on getting quotes for mosquito treatment and painting.

We will be taking delivery of the remaining vent caps from ALC on June 25, and they will be stored at our Sodus Parkway storage unit.

The property manager is also working on getting quotes for cleaning debris out of the small pond.

3072 Riverview Lane requested permission to remove a tree limb on the riverside of their unit at co-owner's expense. This request was approved on June 20, 2020 and is being affirmed and communicated at today's meeting.

3061 Riverview Lane requested permission to remove a tree that was extending over the unit's sunroom at co-owner's expense. This request was approved on June 22, 2020 and is being affirmed and communicated at today's meeting.

Vice President's Report:

The Riverfront Erosion Committee held their first meeting on June 18, 2020. Committee members are Bob Barrett (Committee Chair), Maggie Johnson, Mark Coons, and Dave Kett. The St. Joseph River is under both State (EGLE-Environment, Great Lakes & Energy) as well as Federal (Army Corps of Engineers) jurisdiction. Although we had acquired approximately 40 yards of fill dirt, the committee informed the Board that we cannot distribute this dirt within the floodplain without a permit and, therefore, we have no use for it along the river in the foreseeable future. A motion was made, seconded and passed to accept the Committee's recommendation to have B&Z move the dirt out of the flood plain area. We will be repurposing some of the dirt to correct eroding slopes and low-lying areas in other places such as behind the clubhouse or nature trail. The removal and movement of the soil will be done by the original vendor (B&Z) at no additional charge to the Villas. The Committee will continue its work to develop

recommendations for shoreline preservation and will present their findings to the Board at a future date.

Next Board Meeting Date:

Monday July 6th @ 10:00 AM at the Clubhouse*

**Please note: Until COVID-19 restrictions are lifted, co-owners wishing to attend must make a reservation with Pam Fetke, property manager so that we do not exceed the maximum capacity allowed for an indoor gathering.*

Adjournment: 12:33 PM

Respectfully submitted,
Sandi Coons
Board Secretary