



BOARD OF DIRECTORS MINUTES
The Villas at the River Homeowners Association

September 11, 2021

Bob Barrett called the meeting to order at 11:02 AM at the Clubhouse with 15 co-owners present. Quorum determined. In attendance were Bob Barrett, Charlie Kozup and Deb Koroch.

Guests at the Clubhouse: Maggie Johnson, Kent and Margaret Werger, Cathy Taber, Pat Barrett, Tom and Judy Carson, Dave Kett, Gina Kruck, Bonnie Porter, Barbara Schoene, Lois Wallace, Pat Walton and Shirley Barrick. Teri Baker, Ann Palenske and Mary Ellen Mammina joined later.

New Business

Proposed Change to Section 9 of Policies and Guidelines

Bob Barrett reviewed the proposed revision to Section 9, stating the change would be consistent with Michigan law which has changed to allow the possession and use of marijuana by Michigan residents.

9.0 Drugs

- 9.1 Possession, use, manufacturing or growing of illegal drugs or substances, either for private or commercial use is prohibited anywhere in the HOA.
- 9.2 State statute allows for the legal personal use of marijuana by Michigan residents. However the manufacturing, growing or sale of marijuana is prohibited anywhere in the HOA.

Proposed Change to Section 11 of Policies and Guidelines

Regarding Section 11.0, Bob explained that the change was intended to allow estate sales within the HOA by a licensed professional; sales would be by appointment only and any signage would be prohibited.

11.0 Solicitation and Garage Sales

- 11.1 Solicitation is not allowed within the HOA.
- 11.2 Garage sales and estate sales are prohibited.

- 11.3 Estate sales are allowed, with prior notification to the property manager. All estate sales must be through a licensed dealer and by appointment only. No signage is allowed.

Maggie Johnson spoke in opposition of the proposed Section 11.0 change; she prefers that estate sales remain prohibited. Discussion ensued. Several co-owners agreed that estate sales should generally be prohibited with an allowance for the HOA Board to approve individual requests on a case by case basis.

Charlie Kozup moved and it was seconded by Bob Barrett to approve the change to Section 9 of the Villas at the River Policies and Guidelines as presented. The motion passed unanimously.

No action was taken regarding the proposed change to Section 11 of the Villas at the River Policies and Guidelines. The HOA Board will further discuss this issue considering all comments made by those co-owners in attendance.

Treasurer Charlie Kozup introduced the proposed changes to Condominium By-Laws Section 2.4 Determination of Assessment. He stated his purpose today was to introduce the recommendations of the By-Law Change Committee. He added that the committee would hold additional co-owner meetings to answer questions and solicit feedback before a legal review and community vote would be scheduled.

Discussion ensued.

Upcoming Meeting Dates:

- Board Meeting: Wednesday, October 20 at 9:30 AM
- Board Meeting: Wednesday, December 8 at 9:30 AM

Meeting adjourned at 12:17 PM.

Respectfully submitted,
Deb Koroach
Secretary