

Villas Board of Directors Meeting

December 12, 2022

Present: Brad Robinson, Carlene Reinhold, Lois Yardley, Jeremy Daunt

Zoom meeting called to order at 2:00 pm

Agenda approved

Minutes from previous meeting approved by Brad and second by Carlene.

Report from Cummings Management by Jeremy Daunt

- Carmen, who is a CPA has reviewed the Villas budget.
- Cummings new website is now fully functional.
- Villas financials are now on the website and will be updated by the middle of each month.
- Expected antenna income from Verizon for \$11,040 should be received in December.
- All monthly dues are paid. Due to the transition to Cummings, there were a few late fees which have been waived.
- A resident is behind with association fees. Jeremy will follow-up with a reminder letter.
- There have been no new requests for modifications to homes. The last request was in October.
- Reimbursement requests from committees have been paid, except for the social committee events.

Miscellaneous – Work Orders

- Michigan Landscape will bury wires.
- There are potholes that need to be repaired.
- 5296 Versailles needs a new mailbox.
- Pond 3 bubbler seems to be leaking. Spicher has been asked to inspect.
- There is a \$313 charge from Mi. Landscape for sprinkler head repair. Jeremy will review contract to determine if this is Mi. Landscape's responsibility due to winter sprinkler damage.
- We are only contracted through spring with Mi Landscape and will look at getting new bids for service.
- Jeremy will reach out to Back to Nature regarding contract. Will check on number of sprays (3 vs 5).

Committee Reports

- Chris Bentley has asked for quotes from Wilson to overhaul the Harris.
- Copies of invoices for winterization have been sent.
- Water levels are down in the ponds.
- Watering landscape needs to be looked at.
- Carlene has asked for BBQ and Holiday expenses from the Social Committee. The Sunshine Committee will reach out to the new resident.
- Long-Range Planning Committee – Quotes will go to the LRP for new projects. LRP is looking at path repairs or replacement. There will likely be a 20% increase in dues in March 2023 after the fiscal year ends in February 2023. The cost of water and sewage has gone up; repairs or replacement of pond fountains. The cost to replace a fountain is approximately \$8000. Waiting for final quotes for repairs to the Guard House. The cost of landscaping services has gone up.

New Business

- Brad will draft a letter to the VOOB explaining the rules regarding solicitation.
- There will be a review of home colors.
- Review landscaping for the cul-de-sac on Villa France due to the need to remove all trees.
- Meeting will be set for January after Brad knows his travel schedule. Meeting should include the Long-Range Planning Committee.
- Meeting adjourned at 3:16 pm.