

Villas of Wesburn Association LLC.

P.O. Box 277
South Rockwood, Michigan 48179-2300

Minutes of Board Meeting – January 09, 2020

Meeting called to order 7:00pm @ "Children with Hair Loss" by President Andrew Coatley

1. Roll call of members: – Andy Coatley

- a. Andy Coatley - P d. Gregg Jorden - P
- b. Dave Masserant - P e. Ace Devillez - P
- c. Rod Metzger - P

2. Residents Requesting Audience:

- a. None.

3. Tabled items:

This is a part time Board so items here will be activated and moved to unfinished business as time and resources permit. A motion will be required to activate a given item, resources allocated and a positive vote.

- a. The items previously tabled on 06/08/2017 concerning updating the Master Deed and By-Laws were addressed. These items were tabled again until more information is obtained. (09052019)
 - i. Storm Water Management Agreement still under investigation.
 - 1. (11072019)
 - ii. No new information has been found after canvassing Nirvana (The Golf Course) and the Village of South Rockwood. (01092020)
 - iii. Dave Masserant made a motion to remove this item from the agenda and place all information gathered in storage.
 - 1. Rod Metzger-Seconded
 - 2. A vote was taken
 - a. Motion passed. (01092020)
- b. Management Company Implementation (11072019)
 - 3. Rivers Edge declined to add us to their list.
 - 4. Search will resume.
 - iv. Dave Masserant made a motion to remove this item from the agenda and place all information gathered in storage. In lieu of a management

company being implemented at this time a folder will be created with pertinent transitional data. This will reside on our website with access to all Board members in case of emergency.

1. Rod Metzger-Seconded
2. A vote was taken
 - a. Motion passed. (01092020)

v.

- c. The large common area behind or beside Units 5895, 5900, & 5906 is a blank canvas, it will be kept "as is" until all major improvements, additions and/or modifications have been determined. (09052019)

- i. It has been advised that any substantial permanent changes must be presented to the Village Planning Commission. (11072019)
- ii. This item will be addressed in the spring of 2020

- d. Metal Edging Project (09052019)

- i. Background
Complete
- ii. Cost quote in hand.
- iii. Value and scope to be decided.
- iv. Ace Devillez made a motion to remove this item from the agenda and place all information gathered in storage until it can be determined that there are no frost issues.
 1. Gregg Jorden-Seconded
 2. A vote was taken
 - a. Motion passed. (01092020)

- e. Continue discussion concerning the responsibilities of the Maintenance Committee and the Landscape Committee.

- i. Review division of labor for future relations with a management company.
- ii. Dave Masserant made a motion to approach Karen Blosser to be direct interface with the Board as the head of the Landscape Committee.
 1. Rod Metzger-Seconded
 2. A vote was taken
 - a. Motion passed. (01092020)

4. Officer's Reports:

- a. Financial Reports were distributed to the Board prior to this meeting.

5. RFM [Request for Modification] and RFS [Request for Service] Discussions: [If no report attached, the committee has nothing to report]

- a. RFM
- b. RFS

6. Committee's Reports: [If no report attached, the committee has nothing to report]

- a. Landscape Committee [Status presented by TBD]
- b. Maintenance Committee [Status presented by Dave Masserant]
- c. Management Company Committee [Status presented by Andy Coatley]
 - 1 Dissolved pending further action (01092020)
- d. Exit Strategy Committee [Status presented by Andy Coatley]
 - 1 Dissolved due to completion of tasks (01092020)

7. Unfinished Business:

- a. Address tabled items.
 - a. Completed (01092020)

8. New Business:

- a. None

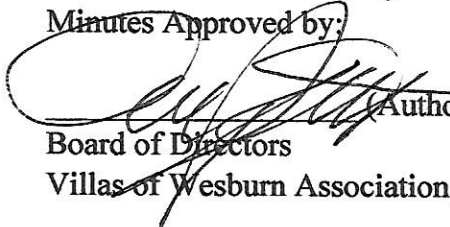
9. Open Discussion:

- a. TBD

10. Adjourn:

- a. Motion to adjourn by-
- b. Seconded by-
- c. Meeting adjourned at 9:00 p.m.

Minutes Approved by:

 (Authorizing Officer)
Board of Directors
Villas of Wesburn Association, LLC

Maintenance Committee Report
[Dave Masserant] 12/12/2019

This report is designed to update the Board on the non-regular tasks required to maintain the Villas of Wesburn complex. These are not fixed budgeted tasks, but approximations built on history.

- 1.) The frequent running of one particular sump pump is under investigation.
 - a. A "HydroCheck HC6000v2 Hi-Lo Pump Controller" is being reviewed as a possible method to correct sump pump problems. Pending (09132019)
 - b. Adjusting pump height 5950 next step in investigation. (09132019)
- 2.) Between building sprinklers analyzed for over watering.
 - a. Project to correct has been created and RFQ will be placed.(10022019)
 - b. Review side yard drainage 5906 & 5966. (12122019)
- 3.) Evaluations complete results being categorized and awarded a level of severity.

At this point there are no emergency issues.

 - a. No emergency conditions exist. (09132019)
- 4.) Replaced 8 garage entrance lamps.
- 5.) Contracted Huziak Builders to R&R window well at 5906. Ground water not draining from containment and leaking into basement.
 - a. Sump pump provided to owner as interim fix. (12272019)

Annual Documents Received Thursday, January 9, 2020

Name	ST #	Rec'd
Etchill, Jackie	5895	X
Jorden, Gregg	5899	X
Dalley, Rich	5900	X
Devillez, Ace	5901	X
Gerke, Shane	5906	X
Breitner, Judith	5907	X
Wallace, Suzanne	5913	X
Stamnitz, Al	5914	X
Palazzolo, Mary	5917	X
Dolores Boyd	5918	0
Budds, Karen	5920	0
Ashbaucher, Jay	5923	X
Zichichi, Pauline	5924	0
Belisle, Joan	5925	X
Burke, Virginia Doris	5928	0
Lewon, Nancy A.	5929	X
Gerber, Barbara	5930	0
Whyte, Linda	5933	X
DuCharme, Harry	5934	X
Turner, David	5935	X
Henderson, Renee	5936	0
Clark, Laurie	5939	X
Blosser, Karen	5942	X
Hazel Hall	5945	0
Barbaza, Gary	5946	X
Cathy Danz	5947	0
Kelsey, Elaine	5950	0
Parker, Andrea	5953	0
Meszaros, Ron	5954	X
Judy Manning	5955	X
Sagert, Dawn	5958	X
Champaign, Delphine	5959	0
Metzger, Rod	5960	X
Swearengin, Judy	5961	X
Andrew Jr. Coatley	5964	X
Gick, Anthony	5965	0
Masserant, Dave	5966	X
Szeles, Rich	5967	X
Mclaughlin, Vivian	5978	X
Gorman, Eric	5980	0