

RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting April 17, 2019 Meeting Minutes

1. Call to Order-Certifying of Quorum

Margaret Cabral called the meeting to order at 7:05 p.m. Board members Susan Flynn, Becky Clemments and Michael Dunn were also present, therefore a quorum was established. The board verified timely meeting notice. Doug Pinner and Jennifer Conti represented McNeil Management.

Approval of Meeting Minutes: Board reviewed the March 20th and April 8th meeting minutes.

On Motion: Duly made by Becky Clemments, second by Michael Dunn and carried unanimously.

Resolve: To waive reading and approve the March 20th meeting minutes as presented.

On Motion: Duly made by Susan Flynn, second by Becky Clemments and carried unanimously.

Resolve: To waive reading and approve the April 8th meeting minutes as presented.

2. Reports

Legal Collections: Board discussed unit number 1325. Attorney requested an update from the board on waiving the interest and if the board would allow a payment plan if the homeowner is unable to achieve full payment at this time. Margaret Cabral will follow up with Attorney.

On Motion: Duly made by Michael Dunn, second by Becky Clemments and carried unanimously.

Resolve: To have attorney request full payment from owner, but accept a payment plan if owner is unable to pay in full at this time.

Legal Enforcement: The board reviewed the attorney reports and determined appropriate actions to take on all ongoing violation enforcement matters. Margaret will update attorney regarding board decisions.

On Motion: Duly made by Becky Clemments, second by Michael Dunn and carried unanimously.

Resolve: To ask attorney to hold on any further action regarding 12504 River Birch, to allow mortgage foreclosure to conclude.

Management Reports: Manager reviewed financial and management reports. There were no questions.

3. Unfinished Business

Document Amendments: Board discussed various document amendments being considered. Margaret will contact attorney regarding follow up questions.

Sidewalk Issues: Board was presented with proposal from Coull's Striping and Asphalt Inc. for sidewalk repair at 12305 Freesia Court for \$1710.00.

On Motion: Duly made by Becky Clemments, second by Susan Flynn and carried unanimously.

Resolve: To accept proposal from Coull's Striping and Asphalt regarding 12305 Freesia Court.

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Golf Cart: Board discussed golf carts driving through the community causing a roadway and pedestrian hazard. The board will post a No Golf Cart sign on entrance gate informing all residents. Owners are asked to alert Manager when golf cart drivers can be identified by name or property address, so Manager can send violation letters as appropriate.

On Motion: Duly made by Becky Clemments, second by Susan Flynn and carried unanimously.

Resolve: To post No Golf Cart Sign on entrance gate.

Pedestrian Gate/Gate Timing: Board requested additional bids regarding a simplex lock on the pedestrian gate. Due to the report from American Access regarding the timing on the gate the board agreed to leave the timing as is on the entrance gate.

4. New Business

Pressure Washing: Margaret will email vendor contact info to Manager, who will request bid from vendor for cleaning of front entryway.

Paint Palette: Board will discuss with Architectural Committee at next committee meeting to finalize paint palette for consideration/adoption.

Manager/BOD Meeting with Attorney: Margaret will setup meeting or conference call between Board, Manager and Attorney to discuss policies and procedures.

Authorized Emergency Amount: Board discussed authorizing Board President Margaret Cabral an expense amount for repairs.

On Motion: Duly made by Becky Clemments, second by Michael Dunn and carried unanimously.

Resolve: To authorize Margaret Cabral to expend up to \$1500 for emergency repairs when needed.

Hard Drive for DVR: Fred Lockmuller indicated that the DVR needed a new hard drive and that he could take care of the purchase/install if the board would authorize the expense.

On Motion: Duly made by Becky Clemments, second by Susan Flynn and carried unanimously.

Resolve: To authorize Fred Lockmuller to purchase and install a new hard drive for the DVR.

5. Adjournment

On Motion: Duly made by Margaret Cabral second by Becky Clemments and carried unanimously.

Resolve: To adjourn the meeting at 9:09 p.m.



Prepared by Manager on behalf of Secretary