

RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting May 15, 2019 Meeting Minutes

1. Call to Order-Certifying of Quorum

Margaret Cabral called the meeting to order at 7:03 p.m. Board members Susan Flynn, Becky Clemments, Michael Dunn and James Pulkowski 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 previous meeting minutes.

On Motion: Duly made by Margaret Cabral, second Susan Flynn and carried unanimously.

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

Treasure Report: James Pulkowski discussed financials, presented an updated balance sheet and answered questions from the board. James recommended that the board consider moving money over to Edward Jones.

Alteration Committee: Thirteen alteration applications were submitted to the committee for their review. All were approved.

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

Resolve: To approve the thirteen alteration applications submitted to the Alteration Committee.

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

Management Reports: Manager reviewed management reports. There were no questions from the board.

2. Unfinished Business

Document Amendments: Board discussed various document amendments being considered. Board plans to have amendments reviewed, changed and ready for a vote at the Annual Meeting in January.

American Homes for Rent – Roman: Board requested that survey team monitor and verify that the hill on this property be mowed and maintained on a regular basis.

Paint Palette: Committee members are working on finalizing the paint palette for consideration/adoption. They will present to Board once completed, for review.

Golf Cart: The board posted a No Golf Cart sign on entrance gate to inform all residents that golf carts driving through the community is a roadway and pedestrian hazard.

Pedestrian Gate/Gate Timing: Board requested additional bids regarding a lock on the pedestrian gate.

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New Business

Certificate of Recording

Parking & Towing Policy: Board reviewed overnight parking and towing requirements. Association will distribute new policy to all owners and ask attorney to record with county.

Gate Access Policy: Board reviewed the policy for Directory entry. Association will distribute new policy to all owners and ask attorney to record with county.

Records Access Policy: Board discussed and reviewed the policy. Association will distribute new policy to all owners and ask attorney to record with county.

Pressure Washing Invoice: Board discussed pressure washing that was completed by Mueller Home Repair at the guard house and sidewalks. Board approved invoice #1420 for payment.

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

Resolve: To authorize payment for invoice #1420 for work completed by Mueller Home Repair.

Community Sidewalk Repairs: Board requested additional vendors regarding the sidewalk repairs to review at the next meeting.

3. Adjournment

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

Resolve: To adjourn the meeting at 8:55p.m.



Prepared by Manager on behalf of Secretary