

RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting June 19, 2019 Meeting Minutes

1. Call to Order-Certifying of Quorum

Margaret Cabral called the meeting to order at 7:00 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. 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 reviewed how the Budget looked for the remaining 2019 year. He commented on how high the attorney fees are and asked the Board to be aware.

Alteration Committee: The committee is currently working on updating the paint pallet and will present to the board for final approval before updating owners.

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 and answered questions from the board.

2. Unfinished Business

Deed Restrictions for New Owners: Board discussed the need to furnish a copy of the deed restrictions to new owners. It was determined that all documents are located on the website and owners would be referred to the website for any information required.

Amendments: Board will continue to meet and discuss the documents and make decisions for the desired amendments pertaining to the documents.

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: Golf cart signs were posted on entrance gate to inform all residents that golf carts driving through the community is a roadway and pedestrian hazard.

Pedestrian Gate/Gate Timing: Manager requested Kevin Johnson (handyman) to come up with some options for the pedestrian gate.

Certificate of Recording

Parking, Towing and Gate Access Policy: The new policy was recorded and mailed to all homeowners on June 20, 2019.

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3. New Business

Community Sidewalk Repairs: Board discussed sidewalk proposals. The Board reviewed the proposal from Precision Sidewalk and requested a breakdown to have the sidewalks completed in three phases. Board also requested references from Precision Sidewalk showing the completed work from other nearby communities for their review.

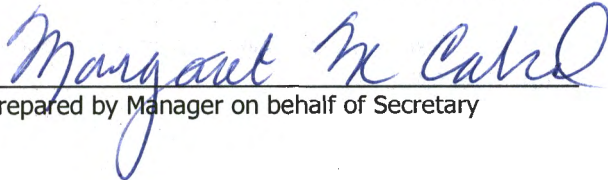
Tree Trimming Proposal: Board requested a proposal for the trees to be trimmed along the front entrance.

Len Covers for Flag Lights: Board requested a proposal to update/repair the lens for the flag lights and to verify the lights are properly illuminated per code.

4. Adjournment

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

Resolve: To adjourn the meeting at 8:40p.m.


Prepared by Manager on behalf of Secretary