

# RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting September 18, 2019 Meeting Minutes

### 1. Call to Order-Certifying of Quorum

Margaret Cabral called the meeting to order at 7:02 p.m. Board members Michael Dunn, Susan Flynn, Becky Clemments 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 Susan Flynn, second James Pulkowski and carried unanimously.

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

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

**Treasure Report:** James Pulkowski discussed financials, presented an updated balance sheet and answered questions from the board.

**Legal Collection/Violation Enforcement:** 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. New Business

**Unit 1305:** Board discussed unit #1305 regarding assessments and attorney fees.

**On Motion:** Duly made by James Pulkowski, second by Susan Flynn 3 in favor and 2 opposed.

**Resolve:** To split attorney fees with the owner.

**ACC Design Standards and Guidelines:** Board will continue to meet and discuss the guidelines and standards and make decisions pertaining to the documents.

**Sidewalk Repair:** Board reviewed proposal from Precision Sidewalk and discussed moving forward with Phase 1.

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

**Resolve:** To accept proposal from Precision Sidewalk, to repair the sidewalks in Phase 1.

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**Pedestrian Gate:** Board reviewed proposal, however board required clarification regarding the locks. Manager will reach out to vendor for additional information.

**Tree Trimming Proposals:** Board reviewed tree trimming proposals from various vendors to trim the trees along their front entrance.

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

**Resolve:** To accept proposal from Panorama, to trim the various trees along the front entrance.

### 3. Adjournment

**On Motion:** Duly made by Susan Flynn second by James Pulkowski and carried unanimously.

**Resolve:** To adjourn the meeting at 9:05 p.m.

  
Prepared by Manager on behalf of Secretary