

# RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

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**Board of Directors Meeting  
August 19, 2020  
Meeting Minutes  
(via Zoom)**

**Call to Order-Certifying of Quorum**

Margaret Cabral called the meeting to order at 7:25 p.m. Board members Cosmin Achim, Becky Clemments and Michael Dunn 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 Michael Dunn and carried unanimously.

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

**Committee Reports:**

**Architectural Committee** – The Board and current ARC Committee are actively looking for more volunteers to assist with review and decision making on exterior changes within the community.

**Welcome Committee** – Becky Clemments has provided a welcome kit which includes helpful information and useful materials. The kit will be distributed by the committee to all new residents.

**Violation Enforcement:** Board reviewed the attorney reports and determined appropriate actions on violation enforcement matters. Margaret will update attorney.

**Delinquent Accounts:** Board requested manager send an additional notice to owners that are delinquent prior to sending to collection.

**On Motion:** Duly made by Becky Clemments, second Cosmin Achim and carried unanimously.

**Resolve:** To send second notice to all owners with a delinquent account balance.

**Management Reports:** Manager reviewed management reports and answered questions from the board.

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**Jasmine Groundcover Proposal:** Board agreed to table proposal until a soil sample is done to determine why the jasmine keeps declining.

**Mulch at Front Entrance:** Board reviewed proposals from Landscape Services for mulch throughout the entrance at River Watch.

**On Motion:** Duly made by Margaret Cabral, second Cosmin Achim and carried unanimously.

**Resolve:** To approve the proposal from Brightview to install mulch throughout the entrance at River Watch.

**Community Entry Gate:** Board requested manager to obtain bids for repainting the community entry gate. American Access attended the meeting to address questions and concerns from the board. Board requested American Access provide a quote for gate replacement as an option, for their review at next meeting.

**Speeding throughout Community:** Margaret Cabral provided an update on the community's new resource officer, Brian Sherman. Margaret will work with him to help address the speeding and traffic concerns in the community.

## Adjournment

**On Motion:** Duly made by Michael Dunn second by Cosmin Achim and carried unanimously.

**Resolve:** To adjourn the meeting at 9:15 p.m.

  
Prepared by Manager on behalf of Secretary