

RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting September 16, 2020 Meeting Minutes (via Zoom)

Call to Order-Certifying of Quorum

Margaret Cabral called the meeting to order at 7:06 p.m. Board members Cosmin Achim, 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 Becky Clemments, second Cosmin Achim and carried unanimously.

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

Committee Reports

Architectural Committee: Board discussed and reviewed Architectural Applications submitted by owners.

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

Resolve: To approve all applications reviewed and approved by committee members.

Welcome Committee: The welcome committee prepared welcome baskets and distributed them to four new residents.

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

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

Proposed 2021 Budget Review: Board reviewed and discussed their 2021 budget and will make final approval at October 21st Budget Meeting.

Community Fall Yard Sale: Board scheduled the fall yard sale for Saturday October 3, 2020 from 8:00 am to 2:00 pm.

Road Repair: Margaret Cabral gave an update on the road repair and storm drains. Margaret has met with multiple vendors and the board is in the process of obtaining bids. Once received, they will review and discuss with Riverglen HOA on how best to proceed.

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American Access Proposal – Gate Replacement: Board reviewed proposal from American Access to have the gate taken offsite to be sandblasted, acid washed and powder-coated for restoration purpose.

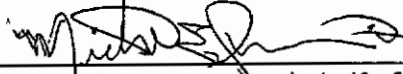
On Motion: Duly made by Becky Clemments, second Cosmin Achim and carried unanimously.

Resolve: To approve the painting/restoration of the entrance and exit gates by American Access.

Adjournment

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

Resolve: To adjourn the meeting at 9:16 p.m.



Prepared by Manager on behalf of Secretary