

RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting January 20, 2021 Meeting Minutes (via Zoom)

Call to Order-Certifying of Quorum

Margaret Cabral called the meeting to order at 7:00 p.m. Board members Cosmin Achim and Becky Clemments 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 Cosmin Achim second Becky Clemments 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 continues to prepare welcome baskets and distributes them to new residents. The committee has distributed 15 baskets to new owners over the past few months.

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.

Pressure Washing: Board reviewed proposal from Mueller Home Repair to pressure wash the sidewalks and curbing at the front of the community. Becky Clemments requested a second estimate be provided and gave a recommendation for a vendor.

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Pool Cover Approval at Greenbank: Board reviewed proposal from Mueller Home Repair to cover the pool at 9611 Greenbank Drive.

On Motion: Duly made by Margaret Cabral, second by Becky Clemments and carried unanimously.

Resolve: To approve the proposal from Mueller Home Repair covering the exposed pool with 2x4's and plywood.

George Root - Law Firm: George Root sent a representation choice letter for the boards review and execution, indicating he was leaving the firm that the association is currently working with.

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

Resolve: To keep accounts with Friscia & Ross P.A. and continue the process as agreed.

Storm Drain Repairs: Margaret updated the board regarding the repairs for the storm drains and roadway damage. She indicated that Riverglen HOA is responsible for the stormwater drains, but not the roadway or the pump that was required to make the necessary repairs. Riverglen HOA agreed to pay for half of the work performed to correct the roadway. Cosmin Achim and Becky Clemments were both in agreement that Riverglen should pay the whole amount. Margaret will follow up with Riverglen HOA and come to a resolution.

Street Signs/Slow Children Signs: Board discussed posting slow children signs throughout the community. Becky will send some ideas for the board to consider and obtain pricing for.

Tree Trimming and Removal: Board reviewed proposal from Panorama Tree Care to remove a dead oak tree and trim easement trees throughout the community.

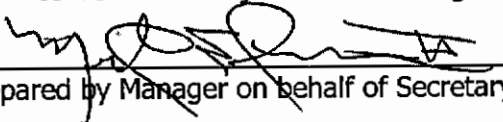
On Motion: Duly made by Margaret Cabral, second by Cosmin Achim and carried unanimously.

Resolve: To approve the proposal from Panorama Tree Care.

Adjournment

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

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


Prepared by Manager on behalf of Secretary