

RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
March 17, 2021
Meeting Minutes
Zoom**

Call to Order-Certifying of Quorum

Margaret Cabral called the meeting to order at 7:05 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 Becky Clemments, second by 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 by 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.

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.

Community Yard Sale: Community Yard Sale will take place on Saturday, April 10th, from 8:00 am –2:00 pm. Gates will be scheduled accordingly.

Children Playing Signs: Becky Clemments gave an update on Children Playing Signs. The signs will be installed on each speed limit sign. Becky will send an email to the board for their review.

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Speed Bumps/Street Signs: Becky Clemments and Cosmin Achim will walk through the community and address any issues with street signs and review possible locations for speed bumps.

Pedestrian Gate Closure: Board reviewed proposal from American Access to install two kant slams on the entry and exit pedestrian gates.

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

Resolve: To approve the proposal from American Access for the installation of kant slams on the pedestrian gates for \$554.44.

Gate Maintenance Agreement: Board reviewed Preventative Maintenance proposal from American Access. American Access will provide four quarterly inspections on electronic drive gate control equipment.

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

Resolve: To approve the Preventative Maintenance renewal proposal from American Access.

Board Member Position: Board appointed Larry Ward to fulfill the open spot for Board Treasurer.

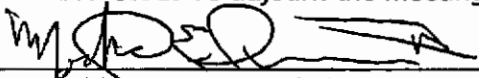
On Motion: Duly made by Becky Clemments, second by Margaret Cabral and carried unanimously.

Resolve: To appoint Larry Ward as the Treasurer for the HOA Board.

Adjournment

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

Resolve: To adjourn the meeting at 8:19 p.m.



Prepared by Manager on behalf of Secretary