

RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting May 19, 2021 Meeting Minutes Zoom

Call to Order-Certifying of Quorum

Margaret Cabral called the meeting to order at 7:08 p.m. Board members Cosmin Achim, Becky Clemments, Michael Dunn and Larry Ward 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.

Board opened the meeting for homeowner comments. Questions and concerns were expressed from the homeowners in attendance, regarding speed bumps installed within the community. Homeowners in attendance were:

Bill Edis

Tim and Diane Tuttle

John Smith

Dennis Kasch

Patricia Randall

Committee Reports

Architectural Committee: Committee Chairman Cosmin Achim, gave an update on the applications submitted to the committee.

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.

Unit # 1212 – Board will not move forward with any additional action at this time. They will continue to monitor and verify improvement.

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Unit # 1230 – Per attorney update, 6 months for a court date. A 30 day notice was sent to owner for abatement. Margaret will obtain proposals for lawn care and present to board at next meeting.

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

Resolve: To approve actions on violation enforcement matters.

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

Uniform Collection Policy Review: Board reviewed current Uniform Collection Policy.

Speed Bump Proposal: Board continued their discussion on installing speed bumps within the community. A decision has not been made at this time.

Sidewalk Proposal: Board reviewed proposals from Parking Lot Services and Coull's Striping and Asphalt regarding Phase 3 sidewalk repairs.

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

Resolve: To approve the proposal from Parking Lot Services for sidewalk repairs in phase 3.

Street Sign Proposal: Board reviewed the street sign proposal from Signs Now. Three installation options were presented to the board for consideration.

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

Resolve: To approve Signs Now proposal, selecting option #2 at \$123.50 per post.

Appreciation Gift for Accounting Services: Board discussed an appreciation gift for owner that provided free accounting services. A gift card will be presented to the owner for his extra service.

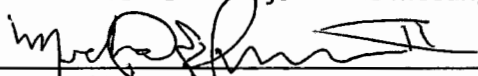
On Motion: Duly made by Cosmin Achim, second by Becky Clemments and carried unanimously.

Resolve: To approve a \$50 gift card for volunteer accounting services.

Adjournment

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

Resolve: To adjourn the meeting at 9:09 p.m.


Prepared by Manager on behalf of Secretary