

RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting July 21, 2021 Meeting Minutes (via 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, 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 Michael Dunn 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.

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

Unit #1250 – Final

Unit #1257 – Final

Unit #1334 – Final

Unit #1155 - Final

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

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Meeting Dates: Board reviewed upcoming meeting dates. The budget will be reviewed at the board meeting on September 15th and approved at the October 20th Budget Meeting. The November board meeting was changed from Wednesday, November 17th to Thursday, November 18th. The 2022 Annual Meeting will be held Wednesday, January 26th.

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

Resolve: To approve changes to the meeting schedule.

Street Sign Update: Margaret provided an update on the street signs and the work performed by Mark with Mueller Home Repair. Work was completed to the satisfaction of the board. Invoice #1790 for \$1,765.00 approved for payment.

Fall Newsletter: Margaret Cabral asked each board member to create an article for the Fall Newsletter. The deadline for submission will be August 15th.

Police Patrol Update: Margaret Cabral gave an update on requesting Off Duty Patrol for the community. Margaret submitted three different shift requests, but an officer did not pick up any of the requested shifts.

Sidewalks Repair: Board discussed various sidewalks that may need repairs throughout the community. Board will verify the sidewalks and provide a list to manager to obtain proposals from various vendors to repair/replace the sidewalks.

Speed Bumps: Board discussed installing full road speed bumps near the stop signs located in the community to assist with issues of speeding throughout the company. Each speed bump will cost \$748.79 plus install.

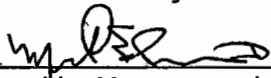
On Motion: Duly made by Margaret Cabral, second by Cosmin Achim and carried with four in favor and one opposed.

Resolve: To install speed bumps near the stop signs located in the community.

Adjournment

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

Resolve: To adjourn the meeting at 9:18 p.m.



Prepared by Manager on behalf of Secretary