

RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting November 18, 2020 Meeting Minutes (via Zoom)

Call to Order-Certifying of Quorum

Margaret Cabral called the meeting to order at 7:15 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 Michael Dunn 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 continues to prepare welcome baskets and distributes them to new residents. If the owner is unavailable, the committee will leave contact information.

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.

Road Depressions: Board reviewed proposal from ABC Paving and Seal Coating. Margaret met vendor on site and updated the board regarding her discussion.

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

Resolve: To accept the proposal from ABC Paving and Seal Coating.

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Street Signs: Board reviewed the proposal from Signs Now to replace all street signs throughout the community.

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

Resolve: To accept the proposal from Signs Now, imprinting private roads on the blue sign.

Sidewalk Repairs Phase 3: Board reviewed final bid from Precision Sidewalks to repair sidewalks in Phase 3. Work will take place in 2021.

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

Resolve: To accept the proposal to from Precision Sidewalks for the final sidewalk repair in Phase 3.

Homeowner at 9614 Birnamwood expressed concerns regarding the roots from the oak tree lifting the sidewalk out in front of his property. The board suggested that he hire a company to cut back the roots that are causing the sidewalk to lift. If cutting back the roots, does not correct the problem. The association will replace the sidewalk.

Adjournment

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

Resolve: To adjourn the meeting at 8:34 p.m.



Prepared by Manager on behalf of Secretary