

RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting September 15, 2021 Meeting Minutes (via Zoom)

Call to Order-Certifying of Quorum

Margaret Cabral called the meeting to order at 7:10 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 with the changes indicated by board.

Committee Reports

Architectural Committee: Board discussed and reviewed Architectural Applications submitted by owners. Committee requested the board allow the committee chair to approve a 90 day extension on an existing application if the application had been previously approved.

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

Resolve: To approve all applications reviewed by committee members and allow for chair to approve a 90 day extension on previously approved applications if needed by the homeowner.

Welcome Committee: The welcome committee continues to prepare welcome baskets and distributes them to new residents.

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

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

2022 Budget Review: Board reviewed the 2022 budget addressed questions and changes with the manager. Board will review and approve the final budget at their October HOA Budget Meeting.

RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

Brightview Proposal: Board reviewed and discussed the proposal provided by Brightview to remove the Jasmine groundcover and install sod.

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

Resolve: To approve the proposal from Brightview to install sod at the community entrance.

Tree Trimming Proposals: Board reviewed and discussed the tree trimming proposals provided by Pete and Ron's Tree Service as well as Panorama Tree Care.

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

Resolve: To approve the proposal from Panorama Tree Care to trim community easement trees.

Speed Bumps: Margaret presented the board with the legal opinion from Friscia & Ross regarding speed bumps installation throughout the community. The attorney document will be posted to the website for homeowner's awareness. The board moved to proceed with installing speed bumps on Sayre Street and at the 3 way stop sign on Greenbank.


On Motion: Duly made by Becky Clemments, second by Michael Dunn and carried with four in favor, Larry Ward opposed.

Resolve: To install speed bumps at the 3 way stop sign on Greenbank as well as on Sayre Street.

Adjournment

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

Resolve: To adjourn the meeting at 8:58 p.m.



Prepared by Manager on behalf of Secretary