

# RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting October 20, 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 Cosmin Achim, second by Larry Ward and carried unanimously.

**Resolve:** To waive reading and approve the meeting minutes.

### Committee Reports

**Architectural Committee:** Board discussed and reviewed Architectural Applications submitted by owners. Andrew Reed joined the Architectural Committee.

**On Motion:** Duly made by Cosmin Achim, second by Margaret Cabral and carried unanimously.

**Resolve:** To approve all applications reviewed by the committee and accept Andrew Reed as a new committee member.

**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.

**#1333** – Violation Cleared – Awaiting Funds.

**#1263** – Violation Cleared – Survey team will continue to monitor.

**#1386** – Violation Cleared

**#1300** – Board will review

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

**2022 Budget:** Board members reviewed their 2022 Proposed Budget/Assessment.

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

**Resolve:** To approve the 2022 Budget with the annual assessment at \$720.

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**Street Flooding on Windmill Cove:** Margaret Cabral provided an update on Windmill Cove where there has been an issue with street flooding. After a discussion with Riverglen it was determined that River Watch HOA will need to have the storm drains addressed. Manager will reach out to various vendors to have the storm drains cleaned.

**Precision Sidewalk Proposal:** Board reviewed and discussed the proposal from Precision Sidewalk and agreed to table until their next meeting.

**Pressure Washing Proposals:** Board reviewed and discussed various proposals for pressure washing at front entrance.

**On Motion:** Duly made by Cosmin Achim second by Larry Ward and carried unanimously.


**Resolve:** To accept the proposal from Mueller Home Repair for \$1,150.00.

**Road Markings:** Board requested three proposals to refresh the stop bars at 17 stop signs throughout the community. Proposals will be reviewed at the November meeting.

## Adjournment

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

**Resolve:** To adjourn the meeting at 8:30 p.m.

  
Prepared by Manager on behalf of Secretary