

RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting February 2, 2022 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, and Kathy Hofstad 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 from November 18, 2021 and January 4, 2022.

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

Resolve: To waive reading and approve the meeting minutes from November 18, 2021 and January 4, 2022.

James Pulkowski, CPA shared some insight on the current reserve study for River Watch and addressed questions from the board. The board will have an updated reserve study conducted by Reserve Advisors. Per the current reserve study, an updated study was estimated to be \$2,200.

On Motion: Duly made by Margaret Cabral, second by Kathy Hofstad, and carried unanimously.

Resolve: To proceed with the reserve study update, after a written proposal is provided by Reserve Advisors to confirm the pricing for conducting the update.

Committee Reports

Architectural Committee: Board discussed and reviewed Architectural Applications submitted by owners. Cosmin resigned from the ACC Committee. The remaining members are Ben Burgos, Bill Edis and Tony Wilson.

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 the changes to the committee members.

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.

1181 – Send Final

1252 – Send Final

1221 – Send Final

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

Resolve: To proceed three lots for legal violation enforcement action.

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

Officer Positions: The directors discussed and have decided to occupy positions as follows: Cosmin Achim-President, Becky Clemments-Vice President, Larry Ward-Secretary, Kathy Hofstad-Treasurer, and Margaret Cabral-Director at Large.

On Motion: Duly made by Margaret Cabral, second by Becky Clemments and carried unanimously.

Resolve: To approve the officer positions.

Precision Sidewalk Proposal: Board reviewed the proposal from Precision Sidewalk tabled by the board at the November meeting. Board will continue to review the expense for sidewalk repair. Board will table sidewalk proposal until a later date indicated by the board.

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

Resolve: To table the proposal presented to them by Precision Sidewalk.

Road Markings: Board reviewed/discussed the proposals to repaint the stop bars at 17 stop signs throughout the community with thermoplastic included as an option.

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

Resolve: To approve the proposal from Parking Lot Services to repaint the stop bars for \$798.00.

Gate Arm Repair: Board reviewed the proposal from American Access regarding the repairs on the arm of the exit gate.

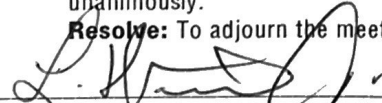
On Motion: Duly made by Becky Clemments, second by Kathy Hofstad and carried unanimously.

Resolve: To approve the proposal from American Access to repair the arm on the exit gate for \$622.25.

Adjournment

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

Resolve: To adjourn the meeting at 9:25 p.m.


Prepared by Manager on behalf of Secretary