

RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

March 16, 2022

Meeting Minutes

(via Zoom)

Call to Order-Certifying of Quorum

Cosmin Achim called the meeting to order at 7:04 p.m. Board members Margaret Cabral, Becky Clemments, Kathy Hofstad 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 Margaret Cabral, second by Kathy Hofstad and carried unanimously.

Resolve: To waive reading and approve the meeting minutes.

Speed Bump on Clover Glen: The board opened the floor to owners in attendance that are requesting additional speed bumps along Clover Glen. Many children live and play in that area. The families that live on that street are very concerned for the children's safety. A letter was submitted to the board asking them to consider installing speed bumps on their road.

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

Resolve: To relocate the speed bump installed on Sayre St. to be reinstalled on Clover Glen. Price for relocation should not exceed \$400.00.

Community Reports

Treasurer Report: Waiting on an updated Reserve Study. Once reviewed, the treasurer will provide a more accurate update for expenses moving forward.

Architectural Committee: Board discussed and reviewed Architectural Applications submitted by owners. Ben Burgos resigned from the ACC Committee. The remaining members are Bill Edis, Rick Robson and Tony Wilson. Margaret Cabral will step in as the chairperson until a replacement can be found.

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

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

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

1206 – Send Final

9431 – Send Final

1278 – Send Final

1369 – Send Final

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

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

Parking/Blocking Sidewalks: the board expressed a concern for the number of cars parked in driveways that are blocking the sidewalk to pedestrians. Margaret Cabral will verify with the association attorney on what type of action the board can take to rectify the situation. Board tabled the discussion until the next board meeting.

Reserve Study Update Proposal: Board reviewed the proposal from Reserve Advisors to prepare and updated Reserve Study for the community.

On Motion: Duly made by Kathy Hofstad, second by Larry Ward and carried unanimously.

Resolve: To accept the proposal from Reserve Advisors in the amount of \$ 1,100.

Preventive Gate Maintenance Agreement: Board reviewed the proposal presented to them from American Access for the renewal of their Preventive Gate Maintenance Agreement.

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

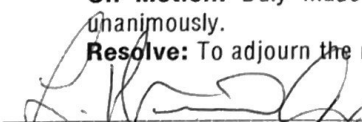
Resolve: To renew the Preventive Gate Maintenance Agreement with American Access in the amount of \$ 1, 600.

Community Yard Sale: Board agreed to hold the spring community yard sale on April 9, 2022, from 8:00 a.m. to 2:00 p.m. The fall yard sale will take place on October 8, 2022, from 8:00 a.m. to 2:00 p.m.

Adjournment

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

Resolve: To adjourn the meeting at 8:50 p.m.


Prepared by Manager on behalf of Secretary