

RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
March 15, 2023
Meeting Minutes
(via Zoom)**

Call to Order-Certifying of Quorum

The board meeting was called to order at 7:03 p.m. Board members Cosmin Achim, Bill Edis, 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 Kathy Hofstad, second by Larry Ward and carried unanimously.

Resolve: To waive reading and approve the meeting minutes.

Community Reports

Officer Reports: Board members provided updates and addressed questions from the other members.

Architectural Committee: Board discussed and reviewed Architectural Applications submitted by owners.

On Motion: Duly made by Bill Edis, second by Kathy Hofstad and carried unanimously.

Resolve: To approve the decisions made by the committee members for the submitted applications.

Changes to Standards – Exhibit “A” “On page 4, paragraph “B’ should also include the language contained in amendment 5

hardware, or 4’ composite PVC or pressure treated picket fence.

Paragraph 6. Lawn Ornaments, sub paragraph

fountains shall not exceed 78” in height, and must be of natural stone, concrete, and can be painted white, dark green, or brown.

On Motion: Duly made by Cosmin Achim, second by Kathy Hofstad and carried unanimously.

Resolve: To approve changes to the standards.

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

On Motion: Duly made by Kathy Hofstad, second by Cosmin Achim and carried unanimously.

Resolve: To renew the Preventive Gate Maintenance Agreement with American Access in the amount of \$1,700.

Storm Drain Maintenance: Board requested that manager reach out to various vendors for estimates for cleaning out the storm drain on Greenbank Drive. Board will review at next meeting.

Road Repair: Bill Edis met with Parking Lot Services to discuss road repairs in areas throughout the community. Board will review proposal at next meeting to determine further action.

Pressure Washing Proposal: Board reviewed various proposals for pressure washing the association sidewalks.

On Motion: Duly made by Bill Edis, second by Kathy Hofstad and carried unanimously.

Resolve: To accept the proposal from Gladiator Pressure Cleaning for \$9,440.00. Manager will coordinate with vendor on schedule and communicate with owners accordingly.

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Precision Sidewalk Proposal: Board reviewed the proposal from Precision Sidewalks and discussed various options for completion. Board agreed to schedule the work to be completed at one time versus doing it in phases. Manager will follow up with vendor and update board once the work has been scheduled.

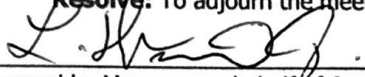
On Motion: Duly made by Cosmin Achim, second by Larry Ward and carried unanimously.

Resolve: To accept the proposal from Precision Sidewalk for \$52,592.00

Adjournment

On Motion: Duly made by Bill Edis second by Kathy Hofstad and carried unanimously.

Resolve: To adjourn the meeting at 7:50 p.m.



Prepared by Manager on behalf of Secretary