

# RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
August 16, 2023  
Meeting Minutes**

(via Zoom)

**Call to Order-Certifying of Quorum**

The board meeting was called to order at 7:00 p.m. Board members, Kelly Black, Bill Edis and Kathy Hofstad, Larry Ward and Tim Tuttle were 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 Kelly Black second by Bill Edis and carried unanimously.

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

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

**On Motion:** Duly made by Kathy Hofstad, second by Tim Tuttle and carried unanimously.

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

**Treasurer Report:** Tim Tuttle recommended that the board move \$235,000 to a Money Market Account with OZK Bank. Tim Tuttle will be the signor on the account along with Kathy Hofstad.

**On Motion:** Duly made by Kelly Black second by Kathy Hofstad and carried unanimously.

**Resolve:** To move \$235,000 to a Money Market Account with OZK Bank.

**Management Reports:** Manager reviewed management reports and answered questions from the board. Bill Edis will review addresses that received lawn letters to determine appropriate action.

**Community Yard Sale:** The board will hold a Community Yard Sale on Saturday, October 7<sup>th</sup> from 8:00am until 1:00pm. Management will apply a hold open to gate during the selected times.

**Parking Lot Services Warranty and Repairs:** Board reviewed the proposal from parking lot services along with the warranty.

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

**Resolve:** To accept the warranty as well as the additional work.

**Tree Installation at Front Entrance:** Board reviewed proposals from various vendors regarding the trees to be installed at the front of the community.

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

**Resolve:** To accept the proposal and recommendation made by Graham Landscape.

**Sidewalk Repairs:** Board requested manager to obtain bids for sidewalk repairs throughout the community that are 2" or more in height, severely broken panels and panels that are hollow underneath. Larry Ward volunteered to be the contact person for the project.

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**2020 Proposed Amendments:** Board discussed options for the tree amendment that was proposed to the community in 2020 but did not pass. Board will have further discussions after review with the attorney.

**ACC Committee Authorization:** Board reviewed the proposal presented to them by Kathy Hofstad to delegate authority to the ACC Chair in conjunction with the ACC Committee to approve / deny any homeowner ACC submissions which meet the criteria(s) set by the board.

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

**Resolve:** To accept the proposal to delegate authority to the ACC Chair and Committee on submitted architectural applications.

## Adjournment

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

**Resolve:** To adjourn the meeting at 8:46 p.m.

*Approved by Board of Directors*

Prepared by Manager on behalf of Secretary