

RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
August 20, 2025
7:00pm
Meeting Minutes**

Zoom

Call to Order-Certifying of Quorum

The board meeting was called to order at 7:00 p.m. Board members Kelly Black, Kathy Hofstad, Larry Ward and Rick Robson were present, establishing a quorum. Jennifer Conti represented McNeil Management.

Approval of Meeting Minutes: Board reviewed the minutes from the previous meeting.

On Motion: Duly made by Kelly Black, seconded by Kathy Hofstad and carried unanimously.

Resolve: To waive reading and approve the previous meeting minutes as presented.

Architectural Committee: The board reviewed submitted architectural applications with the Architectural committee.

On Motion: Duly made by Kathy Hofstad, seconded by Kelly Black and carried unanimously.

Resolve: To accept the recommendations made by the Architectural committee for the submitted applications.

Architectural Committee Delegation Criteria: Kathy Hofstad presented the proposed changes to the delegation criteria for the Architectural Committee suggesting the addition of solar panels, window replacement and concrete landscape curbing as areas of delegated authority.

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

Resolve: To accept the proposed additions to the delegation authority for the Architectural Committee.

Gate System Upgrade: Kathy Hofstad reported on a discussion with American Access regarding potential upgrades to the electric components of the gate system, including the gate display board and the key card system. Kathy will review the available options and share her findings with the board for further discussion on how to proceed.

Sidewalk and Street Gutters: The board continues to monitor areas of concern, including water puddling and other related issues with sidewalks and gutters. Plans for necessary repairs are anticipated in 2026.

Adjournment

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

Resolve: To adjourn the meeting at 7:47 p.m.

Prepared by Manager on behalf of Secretary