

# RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting  
September 17, 2025  
7:00pm  
Meeting Minutes**

**Zoom**

**Call to Order-Certifying of Quorum**

The board meeting was called to order at 7:05 p.m. Board members Kelly Black, Kathy Hofstad, Rick Robson and Tim Tuttle 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 Tim Tuttle, seconded by Kelly Black and carried unanimously.  
**Resolve:** To waive the reading of and approve the previous meeting minutes as presented.

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

**On Motion:** Duly made by Rick Robson, seconded by Kathy Hofstad and carried unanimously.  
**Resolve:** To accept the recommendations made by the Architectural committee regarding the submitted applications.

**Community Standards – Fence Stain:** The Architectural Committee recommended revising the current paint palette for wood fences to allow staining with natural wood colors. The updated verbiage will read *"Only Natural Wood stains, clear stains or water-sealant products may be used on wood fences; no painting permitted."*

**On Motion:** Duly made by Rick Robson, seconded by Kathy Hofstad and carried unanimously.  
**Resolve:** To approve the use of natural wood stains on wood fences.

**Gate System Upgrade:** Kathy Hofstad provided an update on options for the gate display board and the key card system. American Access is currently preparing a quote, which will be discussed further at the next meeting.

**Pest Control at Guard House:** Board reviewed proposal from Priority Pest Control for wasp control at the guard house. The vendor provided two pricing options, the board chose option 1 for a bi-monthly service at a cost of \$30.00 per service.

**On Motion:** Duly made by Kathy Hofstad, seconded by Rick Robson and carried unanimously.  
**Resolve:** To approve the bi-monthly pest control service at the guard house.

# RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

---

**Sidewalk and Street Gutters:** Board reviewed the proposal from Parking Lot Services. The discussion was tabled until additional information can be gathered. The board will revisit at the next meeting.

## Adjournment

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

**Resolve:** To adjourn the meeting at 8:39 p.m.

Approved by Board of Directors  
Prepared by Manager on behalf of Secretary