

RIVER WATCH

HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Meeting
October 15, 2025
7:00pm
Meeting Minutes**

Zoom

Call to Order-Certifying of Quorum

The board meeting was called to order at 7:01 p.m. Board members Kelly Black, Kathy Hofstad, Tim Tuttle and Larry Ward 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 Kathy Hofstad and carried unanimously.

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

2026 Budget: Board reviewed the 2026 Proposed Budget/Assessment.

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

Resolve: To approve the 2026 Budget with the annual assessment at \$850.00.

Power Washing Proposal: Board reviewed proposals from various vendors for community pressure washing of sidewalks.

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

Resolve: To approve the proposal from Gladiator Pressure Cleaning for \$12,245.

Tree Trimming Proposal: Board reviewed proposals from various vendors for community tree trimming over streets, sidewalks and streetlights.

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

Resolve: To approve the proposal from Panorama Tree Service for \$12,583.

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

On Motion: Duly made by Tim Tuttle seconded by Larry Ward and carried unanimously.

Resolve: To accept the warranty as well as the proposed work.

Adjournment

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

Resolve: To adjourn the meeting at 8:02 p.m.

Approved by Board of Directors 11/19/25
Prepared by Manager on behalf of Secretary