

Riverbend Homeowner's Association

APPROVED Board Meeting Minutes—Sept. 3, 2019

Directors in Attendance: Kim Castro, Jack Kelly, Dennis McCarty, Mitch Boyce and Donna Jordan.

Other Owners in Attendance: Carol Kelly, Sarah McCarty, Charles Collins, Donna Larson and W.C. Kaesche.

Jack Kelly called the meeting to order at 2:05 PM.

First Order of Business was the election of Board Officers. The new officers are Kim Castro, President; Dennis McCarty, Treasurer; Donna Jordan, Secretary. Vote of the Board was unanimous. Continuing in the role of Director of Maintenance will be Mitch Boyce. Jack Kelly will be Director of Building Improvements and continue serving on the Architectural Review Committee with Mitch Boyce. Kelly's oversight of major remodel and Reserve projects will even out Board responsibility. The Board wants to ensure a smooth transition for future Boards and continuity for all Owners regarding HOA Board positions.

Jack Kelly motioned to approve August 8, 2018 Board Meeting Minutes. Mitch Boyce seconded. Motion approved.

Mitch Boyce motioned to approve June 25, 2019 Board Meeting Minutes as corrected. Donna Jordan seconded. Minutes Approved as corrected.

Jack Kelly explained the Charter Construction projects that were underway. The deck for unit 161 (Fulwiler) will cost \$56,650 for completion. Of that cost, \$46,000 is the responsibility of the HOA. Dennis McCarty moved to approve the contract and Mitch Boyce seconded. Motion approved unanimously. There will be more information on the additional work that can be completed this year under the Board's \$120,000 Reserve Spending Authorization of May 29, 2019.

Mitch Boyce reported that he had a contract to replace the garden shed roof from Matrix Roofing & Home for \$3,580. He hoped to have it completed by the end of September depending on when materials arrive. Jack Kelly moved to authorize this expenditure and Donna Jordan seconded. Motion was approved.

Kim Castro has been given a cost to review and prepare materials for the By-Laws change and clarification regarding the collection of 3 months dues from new owners in addition to their regular monthly HOA dues payment. This change was explained at the Annual Meeting and a straw vote taken of owners in attendance. All current owners have made this payment at closing on their property. The change would put our practice into clear policy language in our By-Laws rather than the way the current language reads. VF Law has stated fees would be \$2500 to make this simple change and carry out voting requirements as stated in our By-Laws. Mitch Boyce moved to approve the expense and Donna Jordan seconded. Motion approved unanimously.

Kim Castro adjourned the regular meeting at 2:29 PM.

Kim Castro called to order an Executive Session of the Board at 2:35 PM. The purpose of the meeting was to review and discuss actions regarding the dues collection process for delinquent HOA members.

Executive Session Adjourned at 3:13 PM

Respectfully Submitted,

Donna Jordan, Secretary