

# ***Riverbend Homeowner's Association***

Emergency Board Meeting Minutes – March 28, 2019

Directors on conference call: Jack Kelly, Mitch Boyce, Donna Jordan and Charles Collins.

The emergency meeting called to order at 4:00 PM by Jack Kelly with four directors on the call a quorum was established.

The sole purpose of the meeting was to review and approve or modify the suggested window and BBQ modifications requested by Jim and Bev Fulwiler on unit # 161 as part of their total unit remodel now underway. Jack Kelly (HOA President) requested a telephone Board Meeting due to fact that the majority of board members are currently residing in three different states and the lead-time on the window order is imminent.

We examined the various requests against our Bylaw requirements and architectural compatibility with the adjacent buildings.

All directors in attendance voted to approve the following modifications:

1. The BBQ structure as presented is acceptable provided that all exterior finish work is done with approved paint colors and materials. All local building codes must be met.
2. The replacement of the large window unit on the southeast corner of the building is approved provided that it matches the identical window located in the adjacent condo, unit number 141 to the north of the Fulwiler unit. It must include the identical size and number of glass panes with vertical dividers as well as the grids located at the top of the glass panels. The window unit surround molding must be identical to that of the unit 141 window, particularly the large bottom molding. Any glass tint or coating must match that found in other windows in the building.
3. The small window located to the south of the window described in paragraph 2 is approved and must comply with these same standards.
4. The addition of a new window adjacent to the west side of the new BBQ structure is approved and must also conform to the standards as referenced in paragraph 2.

Jack Kelly adjourned the meeting at 4:21 PM.

Respectfully submitted,

***Charles Collins***  
***Secretary***