



Rivers End Neighborhood Association, Inc.

www.riversendeagle.com

Board of Directors Meeting Minutes

October 18, 2018 6:00 PM at Community Clubhouse

Meeting called to order by President Steve Kelch at 6:30 Pm

Roll Call: President Kelch, VP Jerry Blair, Treasurer Andy McNeil, Secretary Ellen Elder, Dennis Stover Director

Meeting properly noticed at Annual Meeting, on Rivers End website and at entrance to Rivers End for 3 days. Website has updated policy and documents posted

Prior Minutes reading and approval of July 18, 2018 and August 15, 2018 Motion Steve Kelch; 2nd Dennis Stover Vote 5-0

Adjourned for Executive Session- see below Resumed regular Board meeting 15 min later.

Between the meetings action:

Policy, Handbook, Procedures, Clubhouse A/C repair, Storage room & Pool equipment reorganization, Legal consultation summary. Motion to approve: Andy McNeil 2nd Jerry Blair Vote: 5-0

Financial Report:

Report presented by Treasurer Andy McNeil, reviewed fiscal status, remaining annual expenditures and plans for improving financial status. Motion to approve report made by Jerry Blair 2nd Steve Kelch Vote 5-0

Committee Reports:

Architecture Review: Chair Jim Beck submitted ARC violations and resolutions

CCR Compliance: Chair Tim Bungard submitted list of monument lights out and those corrected

Clubhouse: Chair Jo Blair There has been an assessment of repairs needed of clubhouse

Landscape: Chair Dennis Stover submitted report of issues and needs

Lights/Pumps/Water Features: Chair Bill Cole submitted summary of light replacements, Irrigation winterize schedule, estimates for clubhouse fan install and replacement

Pool: Chair _____Christine Elwer asked to be relieved of her Pool Committee work. Chair to be established. Mr. Brent Brocksome committee member submitted report of recent repairs made on pool.

Social: Chair Jo Blair submitted Christmas Party scheduled for December 8, 2018 4 PM to 6 PM. Caterer to be decided by Committee. There will be drawings at the door for homeowners.

Website: Chair Jim Beck submitted stats on number of visits to website, reorganization of content. Most popular is the home page, development of Rivers End have been added.

Welcome: Chair Susan Bundgard reported visits to new homeowners and those yet to visit.

Old Business:

Violation review of previous monument lights, Community concerns of road damage from construction vehicles, elevation differences between new subdivision on east side and Rivers End were all discussed. No motions needed.

Homeowner Directory for neighborhood was discussed. DSI Manager Lashae Hernandez was asked to email Rivers End Homeowners to inform them of updated directory coming and request they inform her to remove themselves from directory if they do not want to participate. Motion by Steve Kelch 2nd Dennis Stover Vote 5-0

Board Director Binder Updates, Current Contracts, Directory, Committees, were distributed by DSI Manager Lashae Hernandez

Sidewalk repair update: ACHD Sidewalk program has marked sidewalks for repair in future

Board Treasurer Andy McNeil had to leave meeting.

New Business:

Issues identified for Clubhouse Property Repair and Maintenance. There was much discussion and decisions to go forward with work needed was based on financial status.

Of identified needs; Paint interior of clubhouse, repair of chairs, tighten all cupboard hardware, install cupboard locks, replace door sweeps, door, repair of pool deck chairs, glue loose fireplace stones, weather stripping, gutter cleaning, window cleaning, improved outside ceiling fan, install ceiling fan inside, fence painting, concrete lifting of sidewalk shift, Storage room base board warped away from wall, sheetrock water damage, seepage under wall to men's bathroom with resulting door jam damage and floor damage, common wall of storage and

men's bath requires sealing and caulking, bathroom floors pitted, bathroom's paint, exterior stucco repair from gutters full and seeping plus cracks in under gutter stucco around whole building (repair when exterior repainted), paint Gazebos, annual maintenance and cleaning review.

Action on these items was limited to Storage base board replace, seal the wall on both sides and caulk, paint bathrooms ceiling, walls and floors. It was determined by the Board that there is not money to do repair and annual maintenance of the Clubhouse property.

Motion by Dennis Stover 2nd Ellen Elder Vote 4-0

Board Directors Kelch, Stover and Blair felt they could repair the chairs.

3 bids to be obtained: 2nd gutter cleaning bid/Dennis, sidewalk lifting//Ellen, Window replace/Ellen. Need Board authorization to proceed with these items.

Discussion regarding chronic construction project violations of CCR's: No action taken

Resolution of the Board of Directors Regarding Collection of Unpaid Charges document action:
Motion to Rescind by Steve Kelch 2nd Jerry Blair Vote 4-0

Updated Annual Meeting Notice handed out

Annual Meeting date revised on calendar as determined by By Laws and CCR's. President Kelch will determine date and publish on website.

Board Directors Jerry Blair and Ellen Elder authorized to consult with Attorney regarding CCR's.

Meeting Adjourned by President Kelch at 8:40 PM

Executive Session:

Motion to enter Executive Session by President Steve Kelch at 6:37 PM 2nd Ellen Elder Vote 5-0
Delayed arrival of (scheduled for 6 PM) homeowner regarding legal matter. This meeting lasted 15 min. No other Executive items on Agenda were addressed. They are tabled.

Motion to end executive session by Steve Kelch 2nd Ellen Elder Vote 5-0

Regular meeting resumed at 6:55 PM.