



MINUTES

RIVERS END NEIGHBORHOOD HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

JANUARY 24, 2019 2:00 PM AT RIVERS END CLUBHOUSE

www.riversendeagle.com

Meeting called to order by President Steve Kelch at 2:02 pm.

Roll Call: President Steve Kelch, VP Jerry Blair, Treasurer Andy Mc Neil, Director Dennis Stover (15 mins late), DSI Manager Lashae Hernandez. Absent Secretary Ellen Elder due to illness.

Notice of Meeting: This meeting noticed at Directors Meeting of December 13, 2018 Directors Meeting. Date, location and time, if updated, are posted on website. Website has all Policy and Procedures posted.

Approval of Minutes: December 22, 2018. **Motion** to approve Steve Kelch 2ND BY Jerry Blair Vote 3-0

Work between Board meetings: The Board of Directors authorizes and accepts email correspondence and actions by the majority of the Board members as having the same full force and effect as if voting in person.

Volcano pump replaced and functioning per Bill Cole Comm Chair report

Contracts approved and sent to Directors by email: 2 Clean, NC Service, Capitol Lawn & Maintenance

Motion to approve above items by Steve Kelch 2nd by Andy McNeil Vote 3-0.

Financial Report: Treasurer Andy McNeil reported a positive balance of \$1,714.69 was carried over from the 2018-year end budget to the beginning of a 2019 budget year.

Motion to approve By Steve Kelch 2nd By Jerry Blair Vote 4-0.

Committee Chair Reports:

ARC/Steve Kelch- Only one ARC request has been received regarding the removal of a dead tree and the planting of a new tree. The work had been done without prior approval of the Committee and this form is in response to a letter to the homeowner regarding same. Although no contact has been made as of yet with the homeowner, the work done and the replaced tree does meet with CC&R requirements and the ARC form will be approved.

CCR Violations/Tim Bundgard- Reports that the monument lights are not working at 1517 South Siena Place, 1070 East Crowne Point Drive, 1712 East Aspen River Way and 948 East Riversong Drive.

Also the majority of the construction crew and equipment are gone from 1002 East Riversong Drive.

Clubhouse Maintenance/Ellen Elder- The Clubhouse repairs and bathrooms paint have been completed as authorized in 2018. The budgeted items for 2019 as determined at the November 2018 meeting are:

Clubhouse Exterior paint, 2 Windows replaced and both Gazebos painted. Other Clubhouse repair items have been placed on hold for the 2020 budget year are Interior paint of the Clubhouse, painting of the wrought iron fence and gate around the pool area, installation of a ceiling fan inside the Clubhouse and painting of the bathroom and storage room doors. If funds become available during the year some of these items could be accomplished.

Ellen recommends that the painting of the bathroom and storage room doors be added to the Exterior painting job of the Clubhouse in 2019. The Board discussed this addition and felt that it should have been in the original bid to paint the building, as it is part of the building. The Board felt it made perfect sense to have the doors painted at the same time as the exterior of the building.

Motion to approve the additional painting of the doors by Steve Kelch 2nd Jerry Blair Vote 4-0.

Clubhouse/ JoElyn Blair- Locks have been installed on the cabinets in the Clubhouse and new pillows bought for the chairs.

Landscape/Ponds/Dennis Stover- Reports receiving two bids for tree trimming and is waiting on a third but not sure if it will be forthcoming. The first proposal was from Done Rite Tree Co. in the amount of \$16,250. The second proposal was from Alpine Tree Service, Inc. in the amount of \$18,980. There was also about \$3,000 in up charges from Alpine Tree Service, Inc. if they could not access some areas with their machines. There was no up charge from Done Rite Tree Co.

Lights/Pump/Water Features/Bill Cole- Reports that a photocell for the entry waterfall area floodlight failed last week and he had SK Electric install a new one. All are working fine.

Pool/Brent Brocksome- The pool is closed so he had nothing to report.

Social/JoElyn Blair- Reports that the cost of the Annual Christmas Open House was \$951.22. Next event should be the Annual Homeowners Meeting and Elections.

Website/Kevin Rank Website Master- Reports there were 178 views of the website in December 2018 and 98 so far in January 2019. December 2018 minutes have been posted.

Welcome/Susan Bundgard- There are no new homeowners or visits at this time.

Old Business:

*HOA Assessment status moved to Executive Session

*Waterfall sidewalk repair delayed for weather, no payment given since repair is delayed.

*Clubhouse repairs approved for budget year of 2019 are Exterior paint, Windows x 2 replaced, Gazebos paint. On hold for 2020 budget year are interior paint of clubhouse, wrought iron fence & gate paint, ceiling fans, paint of bathroom/storage room doors. Some of these items may be accomplished earlier if funds available. See committee report about doors with exterior paint.

*Tree Trimming bids. **Motion** to accept the bid from Done Rite Tree Co. by Steve Kelch 2nd by Dennis Stover Vote 4-0.

*CCR realignment: Report on contacts with Ada co. Recorder, Sec. of State, AG office and DSI, without exception the advice is an Attorney is needed for this process and is an accepted practice to amend CCR's for alignment. To proceed with Attorney Consultation. Tabled at Dec meeting. Continue to table this item until February 2019 meeting. **Motion** by Steve Kelch 2nd Jerry Blair Vote 4-0.

*Directory to Rivers End Homeowners distributed by email to all homeowners with contact emails. There have been no complaints or inquiries regarding distribution.

New Business:

*CCR Violations

*Annual meeting date

Both items tabled until February 2019 meeting. **Motion** by Steve Kelch 2nd by Jerry Blair Vote 4-0.

EXECUTIVE SESSION:

Motion to enter by Steve Kelch 2nd Andy McNeil Vote 4-0. Time 3:40 pm.

“Motion carried for Board to enter into Executive Session to discuss legal matters in anticipation of litigation.”

Motion to adjourn by Steve Kelch 2nd Jerry Blair Vote 4-0. Time 3:41 pm.

Next Meeting Date is February 21, 2019 2:00 pm at the Rivers End Neighborhood Association Clubhouse.

Motion to adjourn Board Meeting by President Kelch 2nd by Andy McNeil Vote 4-0. Time 3:43 pm.

NOTE: ANNUAL MEETING MUST BE SET BETWEEN APRIL 15 AND MAY 31 EACH YEAR TO COMPLY WITH BY LAWS AND CCR'S. ANNUAL MEETING MUST BE NOTICED AT LEAST 10 DAYS PRIOR AND NO EARLIER THAN 30 DAYS PRIOR TO MEETING. THE FINE ASSESSMENT/VIOLATION PROCEDURE MUST BE REVIEWED FOR FINE ASSESSED BEFORE THE ANNUAL MEETING AND PLACED ON THE ANNUAL MEETING NOTICE MAILED TO EACH HOMEOWNER WITHOUT FAIL. ANNUAL MEETING NOTICE WITH FINE ASSESSMENT/VIOLATION PROCEDURE WILL BE PLACED ON WEBSITE. IN ANNUAL MEETING NOTICE LETTER, THE FOLLOWING ARE POSTED ON THE WEBSITE: ALL POLICIES AND PROCEDURES ARE POSTED ON WEBSITE RIVERSENDEAGLE.COM