

## Board/Resident Annual Meeting Minutes 6-6-18

The meeting was called to order by President Diane Fallon at 7:10PM. The board introduced themselves and gave a short summary of their duties. Roll call and proxy count was completed by David Wahlstrom and Marcy Marlow. The percentage of residents present and proxies was enough to allow business to be conducted.

There are three offices open this year. Resident Steve Alley has shown interest in a position and Tom Dempsey and David Wahlstrom have agreed to serve for another term. There were no nominations from the floor and Steve Alley, Tom Dempsey and David Wahlstrom were elected by a voice vote.

The minutes of 5-2-18 were approved and the agenda for the current meeting was approved.

**TREASURERS REPORT:** Tom explained the current financial statement. He also thanked the residents for paying their HOA dues in a timely manner so the bills can be paid and kept current.

**RESERVE STUDY:** David explained how the reserve works and how major repairs and maintenance is scheduled.

**EXTERIOR FACILITIES/MAINTENANCE:** Two water shut offs are being replaced on 149<sup>th</sup> and on Siskiyou Court. The water may be shut off for a short time for the repair. All but a few of the water shutoffs have been found and checked out. The permit for the new Rivercliff sign is still on hold. Gutter cleaning will take place as needed. Dry rot has been found in some of the decks. Front railings will be repaired as needed next week.

**ARCHITECTURAL:** Susan the approval process for approval of outside changes, i.e. windows and garage doors. Etc. Most things within reason will be approved, Susan reminded the owners to fill out a work order. It was mentioned that some garages have broken windows in need of repair. This would be the owners' responsibility. There was a reminder to be careful when barbequing. There was some damage of siding recently due to a barbequing accident.

**HOSPITALITY/CLUB HOUSE:** Susan went over the use of the club house. Juli Jackson will now be in charge of the club house including the rentals and also the hospitality committee. A community barbecue is planned for this summer.

**POOL:** The pool is now open. There is a need for volunteers to check the pool several times a day to comply with the state requirements for pools used by the public. Volunteers to check the pool can check with Diane about getting on the schedule. Diane thanked all the volunteers who helped last summer.

**RENTAL COORDINATOR:** The rental coordinator will be requesting updates annually at the minimum and maybe more frequently. The new owner/tenant roster will be updated as it happens.

**GROUNDS:** A new sign for the front of the property will be installed as soon as the proper permit is obtained. Several rotted or damaged trees will need to come down. Companies have been invited to come out and enter a bid for the landscaping but no bids have been received. Juli Jackson spoke about the community garden. The garden is doing fine and pictures of the garden were provided.

**NEW BUSINESS:** Residents were encouraged to volunteer for the various committees.

**PUBLIC COMMENTS:** Meeting was adjourned at 9:00 PM

Respectfully submitted,

Marcy Marlow, Secretary