



Rivercliff Estates Homeowner's Association
June 1 2022 ANNUAL Board Meeting Minutes

Michelle Doering called the meeting to order at 7:02 pm. In attendance: Board Members present: Tom Dempsey, Linda Itami, Heidi Pearce, Glenn Taylor and David Wahlstrom. Glenn Taylor read the Meeting Minutes from May 2022.

Michelle Doering made a **MOTION** to approve. Linda Itami. **2nd APPROVED.**

ANNUAL MEETING ROLL CALL and Proxy Votes:

- David Wahlstrom did a Roll Call to determine if we had a Quorum in order to conduct the Annual Meeting and vote on Officers. Votes and proxies were tallied and with a percentage of 47 percent, no Quorum was reached. The Meeting was adjourned and a new meeting was called to order at 7:22 PM where we were able to conduct the meeting with 55 Homeowners, which is considered a quorum .

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INTRODUCTIONS AND HOUSEKEEPING: President, Michelle Doering:

- Michelle made introductions of the Board as well as introducing Carlos Vences, our resident handyman, Vikki Marlow, who does various projects (painting light fixtures, replacing bulbs, etc), Todd Adkisson who maintains our Website), Blythe Daniels is responsible for new Welcome baskets, and Mike Daniels for working on our Security issues in the Complex.
- The swimming pool is open for the season. She ask that everyone would please be responsible at the pool and to please follow the new pool rules. These were sent in an email on May 27th as well as on our website: (see rivercliffestates.com)
- There will be a Community Garage Sale on July 9-10.

TREASURERS REPORT:

- Tom D. went over the Month End financials.

CAPITAL RESERVE:

- David Wahlstrom read the Meeting Minutes of May 17, 2022. Anyone is welcome on the 3rd Tuesday of each month, 7pm at the Clubhouse.
- David explained what the Capital Reserve does and what the funds are used for such as patios, decks, siding, roofs, etc. He went over projects that have been completed this year and those still to be done.

EXTERIOR FACILITIES/MAINTENANCE:

- Michelle said that until a new Board member is elected to take over this responsibility please send all requests to the email: rivercliffestates@yahoo.com.

SECURITY

- Mike Daniels went over the new Security system and the fobs that will be used to access the pool and the clubhouse. An email will be sent out soon with all the details including the start date.

ARCHITECTURAL:

- Glenn Taylor explained different requests, like new doors, windows, tv antennas, etc. There is a form on the web site (www.rivercliffestates.com). When the new Board members are assigned a new Architectural Director will be named and this will also be sent with the new Roster via email.

HOSPITALITY/CLUB HOUSE:

- The clubhouse is for Homeowners use and may be rented for \$50 per day.

GROUNDS:

- Heidi Pearce went over projects that are in process. The sides and backs of units are being cleaned up. Old trees and stumps are being removed as well as many plants are being added to our common area.
- Heidi said that she is walking the grounds once a month with Mitch, the Project Manager for Crystal Greens. Any one is invited to make this walk. Requests/questioned can be directed to Heidi. (see Roster)

OLD BUSINESS:

- N/A

NEW BUSINESS:

- There are 3 open positions on the Board of Directors for the 2022-2025 years. These will be staggered so Board Members' terms will not all expire the same year. We have had 5 Homeowners that have volunteered to be considered as Board members: Ronn Leon, Christine Moore, Blythe Daniels, Jamie Embry and Eric Leach. After a vote of homeowners/proxies the new Board Members are Ronn Leon, Christine Moore and Jamie Embry.
- We appreciate all the Homeowners that are willing to help with our Community.
- There will be an Executive Meeting within 10 days to determine the roles of all the new Board.

Meeting was adjourned at 9:00pm. The next meeting will be held on July 6, 2022.

Respectfully,

Linda Itami, Secretary