

River Place Owners' Association
Final Minutes from the Board of Directors' Meeting
Wednesday, May 31, 2023

In Attendance – Board of Directors

Andrew Spell – Vice President (North Representative)
Lauren Hall – Secretary (South Representative)
Troy Dibley – Treasurer (Non-Voting Member)
Pat Fairman - Director (West Representative)
Anand Hemraj – Director (East Representative)
Richard Hess – Director (Parcel 5 Commercial Representative)
Matthias Mitman – Director (Parcel 5 Commercial Village Representative)

Absent – Board of Directors

James Marandi – President (Parcel 5 Commercial Representative)

In Attendance – Property Management

Terry Presmont, General Manager

I. Call to Order

A meeting of the River Place Owners' Association Board of Directors was held on Wednesday, May 31, 2023, at 5p.m. Board Vice President Andrew Spell called the meeting to order at 5:03 p.m.

II. Approval of the Agenda

MOTION: Mr. Hess moved to adopt the agenda as presented. The motion carried unanimously.

III. Appointment of Officers

MOTIONS: Ms. Hall nominated Mr. Spell for President. Mr. Spell declined and no vote was taken. Mr. Hess nominated Mr. Mitman for President. Mr. Mitman declined and no vote was taken. Mr. Hess nominated Mr. Marandi for President and the motion carried unanimously. Ms. Hall nominated Mr. Spell for Vice President and the motion carried unanimously. Ms. Hall nominated herself for Secretary and the motion carried unanimously. Ms. Hall nominated Mr. Dibley for Treasurer and the motion carried unanimously.

IV. Approval of Prior Meeting Minutes

1. Draft Meeting Minutes for April 20, 2023

MOTION: Ms. Hall moved to approve the April 20, 2023, meeting minutes as presented subject to the fine tuning of language on one point. The motion carried with three abstentions and none opposed (4-3-0).

V. Reports

1. President's Report: There was no President's Report.

2. Treasurer's Report: Mr. Dibley provided a high level overview of the year-end financial report and discussions ensued on various aspects of the report as questions were asked and answered, including about parking spaces owned by the OA.

ACTION: Ms. Presmont to add Sale of OA Parking Spaces as a New Business item on the next monthly meeting agenda.

3. Manager's Report: Ms. Presmont reported on a variety of matters submitted in her monthly written report to the Board, including waivers for the pool. She also explained the standard parking occupancy reports to new Board members.

ACTION: Ms. Presmont to explore electronic waivers for the pool.

4. Committee Reports: There were no reports.

VI. Old Business

1. Investment Policy Review: Mr. Dibley reported a meeting was had with two Board members to fine-tune language in the investment policy.

2. 2023 Landscape Plan: Ms. Presmont reported on the Phase 1 memorial garden plaque and funding and a Phase 2 meeting and vendor recommendations.

3. EV Charging Station Proposals: Ms. Presmont recapped next steps for exploring electric vehicle charging at River Place and Ms. Fairman noted a possible consequence of making requisite structural change(s).

VII. New Business

1. New Key Cabinets for Lockout Service: Mr. Spell recapped this discussion and the service use was clarified.

VIII. Executive Session

MOTION: At 6:27pm Mr. Hess moved the Board go into Executive Session. The motion carried unanimously.

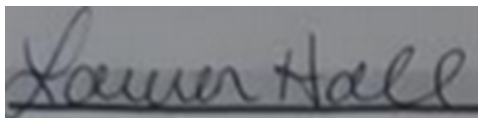
Following Executive Session the board returned to Regular Session.

DECISION: The Board assumed PS-117.

IX. Adjournment

MOTION: At 7:19p.m. Mr. Hess moved to adjourn the meeting. The motion carried unanimously.

Attested By:



Board Approval Date:

7/20/2023

Lauren Hall, Secretary
River Place Owners' Association Board of Directors