

**River Place Owners' Association**  
Final Minutes from the Board of Directors' Special Meeting  
Wednesday, April 3, 2024

**In Attendance – Board of Directors**

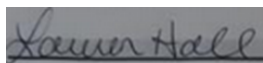
Matthias Mitman – President (Parcel 5 Commercial Village Representative)  
Andrew Spell - Vice President (North Representative)  
Lauren Hall – Secretary (South Representative)  
Pat Fairman - Director (West Representative)  
Richard Hess – Director (Parcel 5 Commercial Representative)  
Nina Yeh - Director (East Representative)

**In Attendance – Property Management**

Terry Presmont - General Manager

- I. **Call to Order:** A Special Meeting of the River Place Owners' Association Board of Directors was held on Wednesday, April 3, 2024, at 5p.m. Mr. Mitman called the meeting to order at 5:04 p.m.
- II. **Ascertainment of Proper Notice and Quorum:** The meeting had been properly called to respond to a request to vote on a balanced budget and to discuss patrol services.
- III. **Balanced Budget Affirmation Action:** It was requested that the Board vote to approve the balanced budget so an approved, balanced budget can be submitted to the financial management agent to facilitate the issuance of assessment coupons.  
**MOTION: Ms. Hall moved that the 4th draft of the budget, which was balanced, be approved. The motion carried unanimously.**
- IV. **Patrol:**  
**MOTION: At 5:09pm Mr. Mitman moved that the Board go into Executive Session to discuss three patrol services proposals. The motion carried unanimously.**  
**DECISIONS: At 6:05pm Mr. Mitman announced the Board concluded its Executive Session/moved back into Regular Session, and that the Board decided to pursue the patrol services proposal by Sentry Force, and directed the General Manager to engage Sentry Force on negotiations. Negotiations were to: 1) minimize the gap in service, 2) secure flexibility in hours; and 3) incorporate anticipated best practice recommendations.**
- V. **Other Items:** Two additional items were raised and, because all board members were present and no one objected, they were added to the agenda.
  1. **Leadership Changes:** The Board was due to pay a bill with reserve funds but due to the recent status change of signers on the account, updating officer positions was of interest.  
**MOTIONS: Mr. Spell moved to nominate Mr. Mitman as President. The motion carried unanimously. Ms. Hall moved to nominate Mr. Spell as Vice President. The motion carried unanimously.**
  2. **Reserve Study Finalization:** The Board was due to finalize the reserve study.  
**MOTION: Mr. Spell moved the latest submission from Reserve Advisors to be included in the final study and to finalize the study. The motion carried unanimously.**
- VI. **Adjournment:**  
**MOTION: Mr. Spell moved to adjourn the meeting at 6:13p.m. ET. The motion carried unanimously.**

Attested By:



Board Approval Date:

August 15, 2024

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