River Place Owners' Association

Minutes of the Regular Monthly Meeting of the Board of Directors
Thursday, June 18, 2026

Amy called the meeting to order at 5:59pm ET with all directors present except Andrew. Andrew joined soon after.

<u>In Attendance</u>
Matthias Mitman
Patrick Smith
Andrew Spell (joined at 6:06pm)
Waqas Ali
Pat Fairman
Amy Rojas Kantorczyk
Richard Hess

Matthias moved and Waqas seconded approving the agenda as written. The motion carried unanimously with the exception of Andrew who was not present.

Matthias moved and Patrick seconded approving the May and June 2026 meeting minutes. Waqas abstained for May but approved June. All members otherwise unanimously approved May and June minutes, except Andrew who was not present.

President's report:
Amy gave her president's report. She spoke to streamlining processes, encouraged committee members to send emails between meetings with good ideas, and spoke to the Goldklang data breach and an upcoming Board training.

Treasurer's report:
Andrew requested getting a mathematical update of our reserve study only. It's an offsite update and the cheapest type of update the provider offers. Terry informed us that this cost $825 in 2025. Andrew requested approval of $1000 now. Andrew made the motion as such, Matthias seconded it, and it was unanimously approved.

Manager's report:
Terry, citing the interest of time, submitted her report as written rather than speaking to it. The board did not object.

Old business:

-Investment policy: Patrick moved, Matthias seconded removing the Investment Policy Resolution update from the agenda and tabling discussion to a later time. The motion carried unanimously.

-Smoking policy update: after discussion, Amy made a motion to approve the designated smoking areas as shown with the addition of two small smoking areas proximate to the RPN entrance, shown as small yellow hexagons, and Matthias seconded. The motion carried unanimously.

-Tree removal proposals: Patrick moved to approve the tree removal proposal as recommended by our manager, Matthias seconded, and the motion carried unanimously.

-Assistance animal chain link fence proposal: Waqas moved, Patrick seconds to approve the chain link renovation proposal as presented by our manager. The motion carried with all yays and one nay - Andrew objected.

- CICB registration: Terry will move forward. No motion needed.

-WP Garage: Amy reported that RPS is amenable to splitting the cost of this issue 50/50. Amy recommends we move forward with that. Amy moved to propose to RPS that we split the expense 50/50, Patrick seconded. All yays except Patrick and Matthias who voted no. The motion carried.

-Commercial tenant requests: Amy asked if the board would like to allow renters of the party room to serve alcohol with a waiver attacher. Waqas made the following motion: For all applications to use RPOA party room and similar amenities such as the grilling area, the serving of alcohol and intoxicating beverages will be allowed but the applicant will have to sign a liability and responsibility waiver prepared by RPOA's legal counsel. The cost of that legal work will be offset by a small fee charged to applicants who wish to serve alcohol until the cost has been covered. Andrew seconded. The motion carried unanimously.

New Business:

- Reserve account signature card: Matthias moved, Waqas seconded to update the names approved on this card at the bank, the motion carried unanimously.

- RPN curb cut request: Andrew moved to allow and facilitate RPN covering the cost of a curb cut on its traffic circle. Matthias seconded. The motion carried with one objection - Pat voted nay.

Patrick left slightly early at 7:01pm.

- Committee charters and appointments: Amy moved, Matthias seconded to approve all committee charterers except landscaping committee. The motion carried unanimously with Patrick absent.

Executive Session:
Amy moved, Matthias seconded to move to exec session at 7:02pm ET in order to discuss the transition from FSR to Cardinal management, delinquencies, and hiring a minute taking service.

We then returned from executive session to make the following motion: Waqas moved, Amy seconded to hire a professional minutes service for RPOA meetings. This is a mid-cost option where the minutes service reviews the video offsite. The motion carried unanimously with Patrick and Matthias absent.

Amy moved, Andrew seconded to adjourn the meeting at 7:13pm ET.