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OPEN BOARD MEETING
RIVER WOODS HOMEOWNERS ASSOCIATION
TUESDAY 16TH SEPTEMBER 2025

Present: Julie Edgar
Board: Teresa S.F.
Ron Dickie
Jim Darling
Jake Brasseur

Absent: Dannette Murphy – Apologies were received
William Ballard – Apologies were received

Eleven Homeowners were present.
Julie welcomed everyone and opened the meeting at 7:03 p.m.

Financials: Jim gave the financials, advising that 44 of the 92 homeowners had paid their assessment, and all regular dues have been paid. We have \$ xx.xx in the checking account and \$ xx.xx in the savings account currently. Bob Manuel questioned why the Annual Fees may be increased to \$ xx.xx. Julie replied that there is a possibility of an increase to cover next year's possible short-fall in operating costs.

Other Items/Business: Road Sealing: This work will be undertaken on the 6th October, weather permitting, and homeowners were advised not to park on the street at that time.
Rentals: These must be registered with the Township. Currently, we are aware of 3 homes and only one of these is registered.
River/Common area: This work has been undertaken and it appears to be working well and we received a letter from a homeowner who was happy to that their basement may no longer flood.
Lights for Holidays: Will be installed on Thanksgiving Day for the season. This year the costs will be less than last year, since we now own the lights and the company stores them for us during the year.
Road Repairs: We have paid a total of \$ xx.xx for road repairs in 2027 and 2028. Due to the possible increase in the costs of materials etc., less repairs may be completed.
Violation letters and liens: Violation letters have/will be sent to homeowners who do not comply with our C&Rs. Noncompliance will incur fines as noted in our Schedule of Fines located on our website. Nonpayment of possible fines can lead to a lien on the property.

Comments: A homeowner questioned issues at the end of his driveway, Jake will investigate.

There being no further business, Julie closed the meeting at 7.36 p.m.

Respectfully submitted,
Ron Dickie – Secretary

<i>Julie Edgar</i> President	<i>Teresa S. Feijoo</i> Vice-President	<i>Ron Dickie</i> Secretary	<i>Jim Darling</i> Treasurer	<i>Danette Murphy</i> Director	<i>Jake Brasseur</i> Director	<i>Bill Ballard</i> Director	<i>Teresa Dickie</i> Contributor
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