**February 10, 2024 Board Meeting of River Trail Homeowners Association**

President Paul Pommer called meeting to order at 9:02 AM on 2/10/2024

In attendance: Paul Pommer (President), Kevin Janousek (Secretary), Larry Showalter (Board Member), Harold Blume (Treasurer), Tammy Baker (Board Member), Terri Aldrich

Reviewed the minutes of the previous meeting in August. Kevin made motion to approve, Harold second. Minutes unanimously approved.

**Financial –**

Treasurer report – Harold reported that all assessments have been collected for 2023. Since 8/19/23 $400 has been collected in assessments, $2892.87 in expenses, mainly mowing. Balance in checkbook as of 2/10/24 is $2067.51.

Kevin made motion to approve report, Larry second. Treasurer’s Report Unanimously approved.

**Old Business**

Kevin reported that the domain for the website has been transferred over to new account, new website is up and running, and fees paid. This matter is considered complete.

Discussed changes to Covenants and By-Laws in preparation for vote at the annual meeting in August. The only change that needs to be made to the Covenants is in regards to the specific names on the architectural committee that no longer live in the area. They can assign a replacement w/o any legal changes to the document, so the board will see if they can track them down and have them assign the board as their replacement.

As far as changes to the By-Laws, Harold spoke to Clark, Mize, & Linville Chtd.for guidance and handed out his proposed changes. Most changes are in regards to membership classes that are no longer needed now that the area is completely developed. The rest of the changes are just updating out dated items, such as a physical address for the HOA, and who can sign checks.

It was decided that we would put the proposed changes on the website, and send out a notice for HOA members to go check those out with the Assessments in April. The vote for adopting the changes will take place at the August Annual Meeting.

There was discussion about a survey to check into the drainage issues, and Harold mentioned he talked to HOA member Elliott Harris and his company KLA Environmental Services can do a basic survey for us for $400. All other bids we have received were well over $1000. Harold made a motion to contract KLA Environmental Services to perform the survey, Kevin 2nd. Unanimously approved.

**New Business**

The board received 2 bids for mowing for the 2024 year. Tammy made a motion to continue with existing contract for another year, at $450 per mowing (same cost as last year). Larry second. Unanimously approved.

Harold proposed the new 2024 budget, and there was discussion around increasing dues based on the fact that the HOA would be operating at a net loss for 2024 (and has in the past). Different dues amounts were discussed, as were future expenses, and Kevin made a motion to increase the annual dues to $75 starting with the assessment in April. Tammy 2nd. Unanimously approved.

Next scheduled meeting will be the annual meeting on the third Saturday of August.

Paul adjourned Meeting at 9:55