

**Board Meeting of River Trail Homeowners Association  
February 5, 2022**

Paul Pommer called the meeting to order at 9:00 am.

Introductions were made...

A majority of board members were present along with several other homeowners.

The minutes from the 2021 annual meeting were read and approved.

Harold Blume gave the treasurer's report. There were total expenses of \$3,131.70 with \$110 of income. Checking balance is \$3,110.56. All assessments have been made for 2021.

Old Business:

**Common area survey and maintenance** – Harold will continue to look at drainage issues.

**Covenant and bylaws** – Harold and David Hawksworth will review with a draft by May and have a board decision by the annual meeting in August.

**Construction of River Trail Phase 2** – All homes have been built; contractors have left.

**2021 Fall Fest** — Very well attended.

New Business:

**Bids for Mowing** — Paul has spoken with Tom Clark, and he is available to mow the grass for the same costs as in 2021. Moved to have Tom mow the grass for 2022, seconded and approval.

**Budget for 2022** — Harold handed out copies of the proposed budget with projected income and expenses. He wants to have a minimum of \$1000 in the checking account on January 1. There was discussion on costs for fixing the draining of the common area. Budget was approved.

**Assessments for 2022** – With the budget approval the assessment was kept at \$50 for 2022.

**Pay for assessments online** – Harold discussed having the ability to pay assessments online as there was some interest. There will be a cost, but the user will pay the cost with the assessments. Harold and David will investigate this

**Garage Sale** — Recommended to have one and the committee will pick a date.

**Proxy voting online** – Harold discussed the idea of proxy voting online if many payments are done online. Need to have 20% of homeowners attend or send proxies to have a legal annual meeting. Harold and David will investigate.

There was some more discussion among the participants, but with no further business, it was moved to adjourn the meeting.