

Rivers Bend Homeowners Association

April 11, 2026 HOA Board Meeting

Board Members present: Bernie Wiest, President; Randy Frostick, Vice President; Christine Williams, Treasurer; Cary Frostick, Secretary; Betty Johnston, Kimberly Wigg, and Glenn Fisher, Directors at Large.

HOA members present: Rita Perlman; Laurie Stephenson

Meeting was held at Betty Johnston's home.

Bernie Wiest called the meeting to order at 10:00am.

Minutes from the February 21, 2026 board meeting were approved as submitted.

Member Comments: Laurie asked what she needed to do to get a new outbuilding approved for her property. She was directed to the community website for a copy of our architectural standards.

Treasurers Report:

Tina reported that assessment income is still under budget, due to 7 owners with unpaid balances. Operating expenses incurred have been for power and water.

The break in the water line to the pool caused by the extended freeze last winter raised our water bill by \$400.

Federal and state taxes have been paid with no taxes due, but accounting fees have increased from \$400 to \$475.

She requested that only one bill be sent out for the year in June to lot owners who take advantage of the mowing service. The board approved the change from the former twice yearly billing.

Old Business:

Pool: The man that handles our pool maintenance will repair the break in the water line pipe faucet. Laurie asked if we could increase his visits to the pool during peak holiday usage. It was decided to have Laurie deal directly with him about anything regarding the pool. Randy will make the water turn-on device available to him when he comes to make the repair. It was decided that two additional devices should be acquired to make it easier to access one in case of future incidents like the one at the pool this past winter. Bernie announced that the pool is scheduled to be filled on May 1st.

Tennis Court: Bernie had discussed options for improving the tennis court with several contractors. He said that all the companies he spoke with recommended completely redoing it, but a couple gave him estimates for a complete resurfacing, and one said they would guarantee

the asphalt work for 5 years. There was concern that since the tennis court had been built over top of an area that had been used as a dumping site for construction debris when the neighborhood was first being built that cracks forming regularly in the court's surface were being caused by continued settling of the land on which the tennis court had been installed. With the considerable cost of the project, many of the board members were worried that whether we replaced the surface or rebuilt the entire court, the same problem with cracking would continue. It was decided to bring in a civil engineer to assess the condition of the land before committing to the project.

Betty brought concerns by a neighbor about trees overhanging Riverview Drive that could pose a danger of falling. Kim said that there was a dead tree that she had identified. It was decided to mark the trees in question with yellow tape and we would get a proposal to remove them.

New Business:

The board approved Wilson Madison's consolidation of his lot to an adjoining lot he recently purchased.

At the February meeting it had been decided to change the cost of Resale Certificate preparation from \$50 to \$100 for electronically transmitted documents, and \$125 for hard copies. The board approved raising the fee to \$50 for any changes needed to be made to an existing resale certificate due to delays in the closing of the property.

Cary raised the concern that she had no one on the board to back her up when she is away for any length of time. Kim volunteered to check the email attached to the community website and take care of anything needing immediate response when this occurs.

The meeting adjourned at 11:50am.

Respectfully submitted by Cary Frostick, HOA Secretary