

Rivers Bend Homeowners Association

February 21, 2026 HOA Board Meeting

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

Board Members absent: Bernie Wiest

HOA members present: Susan Tyler

Meeting was held at St. Stephens Episcopal church in Heathsville.

Randy Frostick called the meeting to order at 10:00am.

Minutes from the Aug. 9, 2025 board meeting had been approved at the annual meeting in October.

Treasurers Report:

Tina reported that 25 owners have unpaid balances of current and past year assessments, with one long term balance due. A lien has been placed on the property with the long-term overdue assessment fees. Owner is saying the property has a buyer. Tina will check on validity of the possible sale. Owners that have failed to pay by March 1 will be sent notices with interest charges added to their assessment fees.

Marina income for 2026 to date includes fees paid for 11 trailer slots, 2 wet slips and 2 kayak slots.

The association currently holds a total of 14 lots (some combined) from contributions and foreclosures.

Old Business:

The crack that occurred in the water pipe to the pool this winter appears to be at the faucet and an easy to fix.

Members of our pool committee, Laurie Stephenson, Paige Nichols, and Lars Folkman, have all agreed to continue this coming summer.

Glenn reported that he had met with a representative from a large company that resurfaces tennis courts and is awaiting an estimate for having ours resurfaced.

New Business:

Kim brought up the \$50 fee we currently charge homeowners for preparing the resale documents required by the state when a home is sold. She pointed out that surrounding communities were charging up to \$125 for electronic transfer of documents. A motion was

made to increase the fee to \$100 for electronic transfer and \$125 for hard copies to be mailed. The motion was seconded and approved unanimously.

Paige has offered to revisit our efforts to get VDOT to clear snow from Blackwells Court and the west end of Wicomico Way.

Susan Tyler questioned what could be done to remove the tree that had fallen into her front yard during the ice storm over the winter.

There was discussion of looking into companies besides Turner Landscaping to handle spring ditch clean up. Tina was awaiting a price from Turner to clear the overgrowth on the hill by the pool and tennis court.

The meeting adjourned at 10:45am.

Respectfully submitted by Cary Frostick, HOA Secretary