

Rivers Bend Homeowners Association

July 20, 2024 HOA Board Meeting

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

HOA members present: Bob and Debbie Knapp, Matt Kappes, Suzanne Smart, Yvonne Castagnola, Susan Tyler

Meeting was held at the community pool.

Meeting called to order at 10:01am.

Minutes from the May 4, 2024 board meeting were approved as presented.

Matt Kappes introduced himself. He will be purchasing Ana Castagnola's house.

Treasurers Report:

Monetary assets for the association as of June 30, 2024 total \$81,698.14

Tina reported that 6 property owners remain who have past due/delinquent balances.

No invoices have been received to date from the Bayou Brothers for pool service.

To date a total of \$19,297.15 have been spent for capital improvements for the marina bulkhead, the pier, and the tennis backboard.

Tina brought up that last year's budgeted amount for several maintenance items might end the year with a surplus. The idea of lowering the HOA fees was discussed, but with a number of large capital expenses on the horizon, as well as unexpected costs that might occur, it was decided to wait another year to see where things stand.

Old Business:

We have a new estimated start date for resurfacing of the tennis court of August 12th. Work will begin with new posts being set, then once they have cured, the resurfacing will commence.

Board members have been receiving emails that appear to be from other board members but that are actually spam. The email addresses posted on the neighborhood website appear to be the problem. It was decided to remove those email addresses and set up a separate account to be linked to the site and dedicated to questions from website visitors.

Bernie explained that the problems with keeping the pool clean were related to the inside location of the new pool pump. Without the fresh air, the pump overheats and trips the circuit breaker. It was decided to try installing an exhaust fan to prevent overheating, and to trim back the trees that overhang the pool area.

New Business:

It was decided to purchase 3 new umbrellas, 4 lounge chairs and 2 tables for the pool deck to replace those in bad condition.

Tina presented the 2025 draft budget. It is basically the same as the 2024 budget but allows for a larger contribution to the reserve fund for capital expenses. The budget proposal passed with no opposition.

It was decided to combine the October 5th Annual Meeting of the Members with the chili cook-off. The meeting will begin at 10:00am, followed by games of pickleball and cornhole, then the chili cook-off luncheon. Temperature permitting, the pool will remain open until after the event. If there is rain on the 5th, the annual meeting will proceed as planned, but a rain date has been set for the chili cook-off of October 12th.

There was discussion about recent incidents of non-HOA members trespassing on the marina and pool areas. It was decided to place surveillance cameras and signs at those locations. Matt volunteered to assist in installing the cameras.

Bernie discussed the need for volunteers for the board positions that will be open at the end of the year. They are President, Treasurer, and one Director-at-Large. The position of Secretary is also in need of a volunteer. We will be voting on these positions at the Annual Meeting.

The meeting adjourned at 11:10am.

Respectfully submitted by Cary Frostick, HOA Secretary