

Rivers Bend Homeowners Association

July 25, 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: Yvonne Castagnola; Cody and Kenzie Ingraham

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

Minutes from the April 11th board meeting and the June 6th special meeting were approved as presented.

Treasurers Report:

Assessment income remains under budget with 4 owners having unpaid balances, with one being a long term unpaid balance. Annual mowing fees were billed this month. The HOA paid \$31,720 out of the capital expense budget to Elevation Excavating and Concrete for the resurfacing of the tennis court.

Old Business:

Elevation returned last week to even out the surface of the tennis court after a small depressed area was detected. Painting should take place by the end of August.

Bernie introduced the idea of purchasing a flashing speed limit sign to be placed on Riverview near the water tanks. There have been ongoing concerns over drivers (primarily delivery drivers) exceeding the 25mph speed limit, endangering walkers and pets. Board members agreed to check out which model might be most effective. In the meantime, a standard 25mph sign that can later be topped by the light up sign will be purchased and placed in the suggested location. Cody Ingraham volunteered to help with its permanent installation.

Ongoing issues with the pool and algae formation have spurred the board to look at alternative pool companies. One new company in the Kilmarnock area has tested the water and found an imbalance of chemicals and minerals that prevent the chlorine from effectively dealing with the algae. Their recommendation is to drain the pool and start fresh. They will be sending us an estimate for this procedure, as well as an estimate for switching the pool to salt water in the future, which they say will be much easier to maintain and less expensive in the long run. We will be getting a second opinion before proceeding with the project.

New Business:

Tina introduced the proposed budget for 2027. The board approved the budget with a few suggested changes. It will be sent out with the Member packets in September.

Board positions open for 2027 through 2028 are president, treasurer and one director-at-large. Kim Wigg has agreed to run for president, and Paige Nichols will run for director-at-large. Tina has agreed to continue in her current position as treasurer unless someone steps forward to replace her. Member nominations for all three positions remain open until voting takes place on October 3rd.

Tina requested that we purchase two large NO WAKE signs for Blackwells Creek. The current signs are weathered and small. The board approved the purchase.

Cody Ingraham said that they had tried to contact the owners of the lot behind theirs but received no response. The lot is overgrown and contains a large, vine covered tree that is leaning toward their house. Randy will send a letter from the board to the management company that pays the assessments fees for the property asking that the property be cleaned up and the tree removed.

The board decided to skip the chili cook-off this year for the annual meeting and instead provide hanburgers and hotdogs and games for a community potluck after the meeting.

The board decided to reject an offer from the property owner with long term assessment debt, and instead send a letter with a counter proposal.

The meeting adjourned at 11:45am.

The next meeting will be the Annual Meeting of the Members on Saturday, October 3rd at 10:30am at the community pool.

Respectfully submitted by Cary Frostick, Secretary.