

Rivers Bend Homeowners Association

March 2, 2024 HOA Board Meeting

Board Members present: Bernie Wiest, President; Randy Frostick, Vice President; Christine Williams, Treasurer; Cary Frostick, Secretary; Kimberly Wigg, Director at Large.

Absent: Glenn Fisher and Janile Wiest

HOA members present: Bob and Debbie Knapp; Jason and Suzanne Smart.

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

Meeting called to order at 10:32am.

Minutes from the August, 2023 board meeting had been approved at the Annual Meeting in October.

No issues or comments were brought forward by the members present.

Treasurers Report:

Tina explained that she had assumed her duties as Treasurer in mid-December when Coleman had to resign due to family concerns. Before turning over the computer and records, Coleman worked with Tina to prepare and mail bills for the 2024 assessments, the second half of 2023 mowing fees, and the 2024 marina fees.

As of March 2nd, there were 22 property owners with past due/delinquent balances. Late statements will go out in early March.

As of March 2nd, marina fees have been collected for 6 trailer slots, 1 wet slip, and 6 kayak slots.

Old Business:

Bernie said that work should begin on resurfacing the tennis court in April or May. Turners Lawn Care will be building a new batting wall.

Bulkhead replacement at the community dock should begin this month. The entryway to the dock will see its support structure repaired and decking replaced before and after the bulkhead work.

New Business:

Turners Lawn Care will be building a retaining wall to the left of the pool enclosure to prevent sand inundation from the adjoining property.

Due to the installation of riprap, the floating dock will have to be relocated. It is currently in need of repair and its condition will have to be assessed for safety before deciding where to relocate it.

Due to changes made last year in Virginia law regarding the responsibility of an HOA to provide extensive paperwork for the resale of a member's property, the board discussed the charging of fees for this service. Kim said that similar community HOAs in the area regularly charge for the preparation of resale certificates. The board agreed that a fair price would be a charge of \$50 for electronic transmission of a resale certificate, \$75 for a paper copy, and, if the need arose to update the certificate, an additional fee of \$25 would be charged. In addition, it was agreed that all proceeds from the fees will be deposited into the HOA's account. A motion to adopt this fee schedule passed unanimously.

The meeting adjourned at 11:30am.

Respectfully submitted by Cary Frostick, HOA Secretary