

RIVERS BEND HOMEOWNERS ASSOCIATION ANNUAL MEETING

OCTOBER 16, 2021

OFFICERS PRESENT: Randy Frostick, President; Jim Rankin, Vice President; Christine Williams, Treasurer; Cary Frostick, Secretary; Larry Ott, Suzanne Smart and Susan Tyler, Directors at Large.

Meeting was called to order at 10:37am at the community pool. It was determined that a voting quorum was met with 8 proxies submitted, and 7 board members plus 30 homeowners and family members present.

With 44 lots represented, Suzanne Smart was elected as Vice President to replace outgoing board member Jim Rankin; Cary Frostick and Susan Tyler were reelected as Secretary and Director at Large respectively; and Bernie Wiest was elected as Director at Large to replace Suzanne Smart's previously held position.

Minutes from the 2020 annual meeting were approved.

Treasurers Report:

Tina explained how the budget was handled, using an account funded by homeowners' annual fees for ongoing maintenance expenses, plus a reserve fund that was utilized for any major expenditures required for community upkeep, such as road repair, work on the community dock, etc. She went on to provide figures for the remainder of the 2021 budget, and anticipated income and expenses for 2022.

The HOA currently holds 10 lots, some of which are double lots. Some of these lots were donated by former owners.

Tina noted that fees for mowing are likely to increase in the coming year for those homeowners who take advantage of this service.

A motion to approve the 2022 budget was made, seconded, and passed without objection.

Committee Reports:

Larry said that the electricity at the marina is still not working reliably despite the recent work that was done. Suzanne volunteered to contact the electrician. Randy mentioned that there were several kayaks/canoes stored at the marina that have not been registered.

Jim announced that the pool would be closing next week. We've run out of chlorine. He noted that chlorine costs have gone up and are impacting pool maintenance expenses.

Jim told the group how pleased he has been over the past couple of years to see the increased usage and enjoyment of the community amenities. He said that it has been a pleasure to serve on the board, and that the homeowners should feel confident knowing that they have bought into a strong HOA with a healthy reserve fund.

Cary reported that we have a vigorous, if informal, neighborhood watch system. She will order some new, more visible, replacement signs in the coming year. She mentioned the need for homeowners to let her know if they wish to be included in the neighborhood directory. She and Tina are hoping to

update and add new features to the Rivers Bend website to make it more useful and informative to current property owners.

Homeowners Comments and Questions:

The board responded to a range of questions and concerns raised by homeowners.

There was a request for a fish washing station at the community dock. Tina offered to donate the sink.

Larry will draw up a diagram of available boat storage spaces at the marina.

There was an interest in increasing community events. Randy invited those in attendance to sign up for an Events Committee.

Randy thanked Jim for his years of service to the community.

The meeting adjourned at 11:40 am.

Respectfully submitted by Cary Frostick, HOA Secretary.