

## **Rivers Bend Homeowners Association**

August 13, 2022 HOA Board Meeting

Board Members present: Randy Frostick, President; Suzanne Smart, Vice President; Christine Williams, Treasurer; Cary Frostick, Secretary; Susan Tyler, Larry Ott, and Bernie Wiest, Members at Large.

HOA members present: Vicki and Al Crockett, Betty Johnston, Ashley O'Bier, Greer Gould, Jeff Williams, Earl Beeman, Yvonne Castagnola, Kate and Keith Poffenberger, Clayton and Kim Wigg, Leah Fisher, Jim and Marge Rankin, Jason Smart, Janile Wiest, Gladys Castro.

Meeting was held at the community pool, and was called to order at 10:30am.

Minutes from the last board meeting (5/14/22) were approved with correction of the date for Tina's report on the April financials.

Randy opened the meeting by going through the proposed amendments to the current HOA covenants. He explained that each of the proposed changes would be opened up to comments by the members present, then the board would decide which, if any, of the changes should be brought before the full membership for a vote.

Based on the discussion that followed, the board decided to put before the membership for a vote whether to amend Article I, Article IV, Article V, Section 3, and to add a new Section 10.

Additional items brought up by members were cars parked in homeowners' yards, trash in yards, creating additional space to park trailers, and complaints about the way the roads were paved by VDOT using sand rather than rolled asphalt. The board will prepare a petition to VDOT, and suggested that members send letters to VDOT individually, as well.

Randy announced changes to the board for 2023. In keeping with the By-Laws, Randy's term as President will be up at the end of this year, as will Tina's, and Larry's. Bernie Wiest has agreed to run on the 2023 ballot for HOA President; Coleman Stone will run to replace Tina's position as Treasurer. There will be two openings for Director-at-Large. Kim Wigg and Ashley O-Bier volunteered to run for those positions.

### **Treasurers Report:**

Tina reported that the association's insurance has been updated with State Farm with a new limit on property damage of \$200,000. This change increased the premium by \$177. In addition, the annual premium had increased over last year by \$254. This raised our annual premium to \$431. The increase will need to be accounted for in the 2023 budget.

Homeowners who have not paid their HOA fees for this year have had their access to amenities suspended as of June 30<sup>th</sup>.

Chesapeake Accounting has submitted our 2021 tax forms with no taxes owed.

Tina presented the proposed budget for 2023. The board approved changes to increase the budget allotment for insurance, grounds maintenance, and grass cutting. In addition, the board decided to raise the rate homeowners pay for lot mowing to \$240 per season per quarter acre lot.

The meeting adjourned at 12:45pm.

Respectfully submitted by Cary Frostick, HOA Secretary