

Rivers Bend Homeowners Association

August 5, 2023 HOA Board Meeting

Board Members present: Bernie Wiest, President; Suzanne Smart, Vice President; Coleman Stone, Treasurer; Cary Frostick, Secretary; Janile Wiest, Directors at Large. Kimberly Wigg, Director-at-Large, attended by phone.

HOA members present: Al and Vicki Crockett, Glen and Audrey Fisher, Mary Kay Stone, Randy Frostick, Yvonne Castagnola, Tina Williams, Mary Ellen Kiedrow, Earl Beeman, Clayton Wigg.

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

Minutes from the last board meeting (2/25/23) were accepted as submitted with 6 votes in favor and 1 abstention.

Member Comments:

Randy Frostick thanked the board members for all they do, and noted that there are four board positions to be voted on at the Annual Meeting if anyone would like to volunteer.

Mary Ellen Kiedrow requested that the board look again at changing the architectural requirements to increase the minimum square footage of new build houses to 1200 sq. ft.

Tina Williams requested that the ornamental grass at the corner of the marina road that is blocking visibility of Riverview Drive be trimmed back. Property owner, Yvonne Castagnola, promised to take care of it.

Treasurers Report:

Coleman distributed a list to board members of the five lot owners with past due/delinquent balances for unpaid HOA fees and/or mowing fees. Third late statements will be sent out to these individuals, adding late fees, interest, and suspending use of amenities.

The board reaffirmed its decision to begin billing twice a year (January and July) for mowing fees, with the option to pay the entire amount up front at the beginning of the year.

Coleman introduced the budget for 2024, and distributed a spreadsheet to show the budget committee's work supporting a \$50/lot increase in the HOA fees. Accounting for current costs, plus a slight increase for inflation, the committee found the increase is needed to meet projected expenses for maintenance and repairs of existing facilities.

Suzanne voiced her concerns about raising fees so soon after the increase to \$300/lot approved 3 years ago.

A motion was made to approve the 2024 budget with the \$350/lot fee. It was approved with 6 yea and 1 nay vote.

Old Business:

Bernie reported that dock repairs have been completed just shy of the shore. He is waiting for a couple more estimates for riprap to replace the failing wooden bulkhead. Clayton and Kim Wigg and Glen Fisher are working on obtaining quotes for the work.

A motion was made to proceed with replacement of the pool pump and missing tile. The motion passed unanimously.

A motion was made to proceed with resurfacing the tennis court and resecuring the net poles. The motion passed with 6 yea and 1 nay vote.

Projects on the agenda for next year are: replacing the practice wall next to the tennis court; replacing the pool cover.

New Business:

With board member elections to be held at the Annual Meeting in October, Bernie asked if anyone attending the meeting was interested. Randy Frostick volunteered for the Vice President position to replace Suzanne, who has completed her two-term limit. Glen Fisher will run for Director-at-Large to replace Susan Tyler. Janile Wiest, who was filling Bernie's remaining year as Director-at-Large, will run to continue in that position. No one stepped forward to take the Secretary's open position.

Coleman Stone announced that he needs someone to consider stepping in for his 2nd year as Treasurer due to schedule conflicts that will keep him away for much of next year. The board will appoint someone to replace him for the remainder of his term if Coleman decides he needs to resign.

The lot that is currently for sale on Riverview is next to an HOA owned lot. Bernie suggested placing the HOA lot for sale, making the two lots together a more attractive piece of property for building. A motion was passed to sell this lot subject to obtaining a recommended price from a realtor.

The meeting adjourned at 11:55am.

Respectfully submitted by Cary Frostick, HOA Secretary