

River Place Subdivision

Meeting Minutes

October 14th, 2021 @ 6:30pm

1. Announcements

HOA Board decided to hire a management company, Kramer-Triad to assist with communication, technology (Townsq app), vetting vendors, financials/accounting, and possibility of reviewing outdated bylaws (that would be discussed and voted on prior to).

2. Community Updates

- Retention Pond PAID in full
- Fixed the water leak with Irrigation
- Board Position OPEN as Devyani has decided to move on and transition in a new member.
- Budget Review

3. Action Items

- 1) VOTE on Management Company progress after 6 months. We will have a HOA meeting debrief on all the positives/negatives in MARCH 2022.
- 2) OPEN Board position: Mr. Singh Jasvinder expressed interest, he was also seconded by both Elie Fleifel and Urmil Lamba.
- 3) Antonia will have the Sign repainted after the New Year. Sign company will pick it up.
- 4) Elie will be updating the website to secure information on HOA. In addition, allow HO to OPT out for privacy.

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6:30pm-6:35pm New neighbors meet and greet.

6:45pm Meet Carnell, Managing Agent. Carnell explained how managing agent duties and responsibilities. Examples, Communication, vendors and assisting the board.

6:51pm Devyani explains that she is stepping down as Treasure

6:57pm Eric offers to HOA community that the Treasure position is available.

6:58pm Antonia makes HOA current website private for only homeowners within River Place Subdivision. She also brought up the Goldleaf on the front two entry signs. The sign company will cover the labor but not the repair of the goldleaf. To fix current sign it will cost \$1,000.00. Also discussed painting it instead of Goldleaf but it will not match the letters. If we decide to fix it the Christmas lights and decoration can not touch the new goldleaf.

7:03pm Carnell discussed the Townsquare app. (TownSQ) It's an interactive app which enables neighbors and board members to discuss problems, events, questions in a way that is communicate to the board with out personally having to reach out in person. Only HOA members who want to be a part of TownSQ app can be apart of it. You can opt out at any time for privacy reasons.

7:19pm Devyani explaining pond retention paid in full.

7:22pm Carnell explaining privacy guidelines for his management team. They will not sell or share our personal information.

7:28pm HOA budget review

7:33pm Eric discussing the management and what it can do for our community. He then expresses to the homeowners that we need to give them a chance. We can revisit and revote after 6 months. Giving them till March to prove their value.

7:37pm OPEN Discussion

8:00pm Communication is key. Most of the residents want to be apart of the decision-making process.

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8:06pm Carnell explains services from the management company can help with treasure position if not fulfilled.

8:09pm Devyani explaining commitment for Treasure position.

8:13pm Russ Miller talks about how when the community was first built that the board members had term limits.

8:16pm People who have entertained wanting to be a part of the HOA Board....Lamba's, Singh, Elie

8:22pm Eric closes meeting with gratitude towards neighbors as he closes meeting.