

**The Overlook at River Place Property Owners' Association (POA)**  
**Board Meeting – Minutes**  
**5:30p.m., March 24th, 2025, Online Meeting via Zoom**

**Board Participants:** Judy Morris, President; William Charlton, Treasurer; Todd Barnaby, Secretary

Neighbors: Susan Nichols, Debra Smith

**Call to Order** – Judy Morris, President, called the Zoom meeting to order at 5:30 PM.

- 1. Approval of minutes** – Todd Barnaby moved to approve minutes for February meeting. Move was seconded by Judy Morris minutes were approved.
- 2. February Financials** (William Charlton, Treasurer) – Reserve account is fully grown again. Still no access to CD account. Mark, was informed but took no action. Bill, will email Todd P to get this on his list. Expenses have been minimum this year. Still no water bill. It is being paid by RP master.
- 3. AMG Transition** (general board) – We have a new community manager Todd Pearson. Todd B sent his information to the community. We are concerned about the lack of support and stability from the management team.
- 4. ACC/Gate News** (Judy Morris) – Gate needed a repair and when the repair was completed the transmitter for the remotes broke. Capital City Gates is coming out to replace the part. Todd B will meet with them on Wednesday when they come out. Board approved replacing the part. Work was completed by capital city gates. Gate is working properly.
- 5. Firewise and Landscaping** (Judy Morris) – The board will continue to monitor the wild lands for brush to clean up, and will pursue clean ups as budget allows. Judy, will get some bids for some of the work deemed most urgent for community safety. Urban Dirt has started service. We are pleased with the service so far. We are getting a quote for mulch for the Spring. Urban Dirt has a trimming in their schedule, so the trimming is coming.
- 6. Other business ongoing concerns** –AMG is working on getting bids. The board provided information on Alpha that did our last road work. The road work will be done as soon as possible.
- 7. Adjournment** – Meeting adjourned at 6:32PM.
- 8. Next Meeting** – April 24<sup>th</sup> 5:30PM.

