

**The Overlook at River Place Property Owners' Association (POA)**  
**Board Meeting – Minutes**  
**5:30p.m., January 12th, 2026, Online Meeting via Zoom**

- 1. Approval of minutes** – Todd Barnaby moved to approve minutes from October-November meeting. Move was seconded by Bill. Minutes were approved.
- 2. August Financials** (William Charlton, Treasurer) – Total liabilities and equities is at \$91,068.54. Need Angie to delete the \$5,670.00. We have made progress accessing CD account (Angie has received the paperwork). Slightly below budget for the year (mostly due to people not paying dues on time). Insurance has gone up so we need to budget for the increase. Electricity bill is listed twice as \$134.23 – Bill has requested they delete the duplicate charge. Budget attached
- 3. AMG/Lifetime Transition** (general board) – Lifetime has shifted everything to a new operating account. Late Fees – Lifetime can't get a response from AMG regarding late fees.
- 4. Gate News** – Gate is operating properly. Gate operator conducted semi-annual work on the gate and Angie is aware. Capital City Gates sent invoice for repairs (overhaul and hinge replacements).
- 5. Firewise and Landscaping** - December had low expenditures and a below budget landscaping contract. Back circle sprinkler split will be put off until late February or early March.
- 6. Other business ongoing concerns** – We have a water bill we need to pay (Angie figuring out the issue). Judy sending out signed copies of lifetime contract and UrbanDirt contract. Nieman and Harris contract – Judy sending over as Angie at Lifetime needs to be aware of it.
- 7. Adjournment** – meeting adjourned at 6:18PM
- 8. Next Meeting will be Annual Meeting** – February 17 @ 5:30PM.