

**The Overlook at River Place Property Owners' Association (POA)  
Board Meeting – Minutes  
6p.m., November 21th, 2024, Online Meeting via Zoom**

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

Other Participants: Debra Smith, Susan Nichols

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

- 1. Approval of minutes** – Todd Barnaby moved to approve minutes for Oct 29<sup>th</sup> meeting. Move was seconded by Judy Morris minutes were approved.
- 2. October Financials** (William Charlton, Treasurer) – We have \$96,382 in the reserves. Our assets have remained flat over all. Landscaping appears to have been paid twice in October? We are still having issues with the water bill. Juan and Judy are trying to get to the bottom of it. We budgeted for \$500 a year for the water bill. The Overlook should not be recurring any late fees, since this problem results from the City's lack of ability to track our bill.
- 3. AMG Transition upcoming annual meeting (general board)** – We've been with AMG for over a year now. We have had several account managers. Juan is doing a good job working with us, but there are still challenges we would like to see corrected. The Riverplace HOA has fired AMG due to negligent service, and moved to Lifetime management company. We will monitor Riverplace and Lifetime MGC to see if it is worth it to make another move to a new management company.
- 4. Gate News** (Judy Morris) – The keypad is continuing to act up. Since the age of the pad is not going to get any better the board decided to reach out for quotes to see if it makes sense to go ahead and replace it.
- 5. Firewise and Landscaping** (Judy Morris) – There will be continued maintenance needed to keep the wild lands around the property maintained and free of being a fire hazard. The board will continue to monitor and get cleaned up as budget allows. This includes the dead bushes in the turn around circle at the end of the property. We are in the process of receiving new landscaping bids, and so far the price are much more then we have budgeted for.
- 6. Other business ongoing concerns** – Road repaving bids are being pursued and we will accept a bid and move forward when the weather permits. March or April will probably be the best months. We will get bids and look and see if we needed the scraping as well as the paving. We will look at hiring a security guard to watch the

cars when they are park on the street. Judy, will reach out to Juan about sending out a reminder about the rules and procedures to get permits for parking. The board is reviewing the parking policy.

**7. Annual Meeting/ACC Follow Up** - Because a neighbor asked for consideration of change to our ACC requirements, we did another review of this issue. Once again, the board has decided to keep the ACC rules intact since there is already leeway to use updated materials as long as the traditional look of The Overlook is maintained. Not only would a major change incur legal costs; it would require a 2/3 vote of the neighborhood and we already know of enough votes against, that it would not pass. Many of us bought our homes not only realizing we would be obligated to follow all these rules, but wanted to be here because of the unique character of The Overlook. A River Place realtor has advised us that the unique nature of our small neighborhood enhances the value of our homes, and the board fully agrees.

**8. Adjournment** – Meeting adjourned at 7:30PM

**9. Next Meeting Monday December 16<sup>th</sup> at 4:35PM**