

The Overlook at River Place Property Owners' Association (POA)
Board Meeting – Minutes
5:30p.m., August 22th, 2024, Online Meeting via Zoom

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

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 July 22nd meeting. Move was seconded by Judy Morris minutes were approved.
- 2. July Financials/Budget 2025** (William Charlton, Treasurer) – For the first time we were giving close to complete set of financial data from AMG. AMG also put the budgeted values into their system. The board went through the budget proposals and it has been determined that we can't maintain the current budget and grow the reserves without increasing the assessment. The board will increase the assessment by 9.8% in order to maintain the current responsibilities of the community and keep the reserves at a healthy amount.
- 3. Alamo management transition (general board)** – City of Austin Water gave us an incorrect invoice again. Looks like we have to look at all our invoices each month to make sure they are correct.
- 4. ACC & Gate News** (Judy Morris)– Gate repair will continue to be a cost that needs to be budgeted for. Capital City gates was contacted for another call to see what can be done about the noise of the gate. When we get a repair recommendation from Matt we will most likely move forward with the repair.
- 5. Firewise and Landscaping** (Judy Morris) – There will be continued maintenance needed of the wild lands around the property. There is debris that needs to be cleaned up at some point. In order to keep the community safe from fires we will continue to clean up the debris as our budget allows. MLS will be providing the mulch at the agreed upon price in the contract this month.
- 6. Other business ongoing concerns** – AMG is working with Inframark and Spectrum to get our bill moved to AMG.
- 7. Adjournment** – Meeting adjourned at 6:56PM
- 8. Next meeting scheduled for September 24nd, 5:30PM Via Zoom**

9. Annual meeting 6PM October 29th