

**The Overlook at River Place Property Owners' Association (POA)**  
**Board Meeting – Minutes**  
**4p.m., April 25th, 2024, Online Meeting via Zoom**

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

1. **Call to Order** – Judy Morris, President, called the Zoom meeting to order at 4:00PM.
2. **Approval of minutes** – Todd Barnaby moved to approve minutes for March 21 2024 meeting. Move was seconded by Judy Morris minutes were approved.
3. **March Financials** (William Charlton, Treasurer) – We did see a financial report from AMG in March. It looks like we are up to date on paying of our bills. With the exception of the water bill. We have not received a water bill since we were over charged last year in connection with the River Place master. We were paying RP water bill now RP may be paying ours. The community is owed special assessment and delinquency payments. AMG should be handling that situation directly. We will need to follow up. The board is pleased that the financials are coming into focus, but we will ask the account manager and the accountant to communicate and resolve all payment issues. Bill will ask to meet with the accountant. Overall the community is in good financial standing with the reserves holding steady.
4. **Alamo management transition (general board)** – AMG, has said we have a limited contract which may be why their services are trickling in. We ask for basic services like bills being paid and management of the landscaper. This is basic operation that is in our contract with them. After 5 months with AMG we are not happy with the services they are providing. The board will keep pressing them to live up to the services they are contracted to provide.
5. **ACC & Gate News** (Judy Morris)– New artificial plants were approved with one of the neighbors. Gate code dialer is still not working properly. The emergency code needs to be operated by AMG. AMG is in charge of the operation of the gate code dialer. We have capital city gates for mechanical maintenance. We are on a bi-annual service contract with them.
6. **Firewise and Landscaping** (Judy Morris) – We received a bid from Roberto LLC. The board is considering the risk and cost to cleaning out more of the brush in the green belt. The project will be broken up into the ravine and the rest of the property. Judy, will get a comparable bid for the ravine. MLS, is not performing their duties under the contract. We are working with AMG and the account manager to improve their service. We will not be paying for March service due lack of service. The City of Austin came out to check the water pressure. It is low between 45 and 53 psi when old standards were near 60 psi. They said that is now the normal, so we will

have to deal with the low water pressure. Although, there is a flow regulator valve on our side that may be rusted and not opening properly. We will need a licensed plumber to replace the valve due to the connection to the city water supply. We also need a key to the irrigation key for the box. MLS should have one. Hopefully the fix will help the pressure

- 7. Other business ongoing concerns** – Judy learned new information on the neighborhood watch program, and will share it with the neighbors.
- 8. Adjournment** – Meeting adjourned at 5:30 PM
- 9. Next meeting scheduled for May 28<sup>th</sup> at 5:30PM Via Zoom**