

The Overlook at River Place Property Owners' Association (POA)
Board Meeting – Minutes
5:30p.m., July 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 June 24th meeting. Move was seconded by Judy Morris minutes were approved.
- 2. June Financials** (William Charlton, Treasurer) – Revenue and expenses were addressed and were basically as expected. Still waiting on Spectrum and water bills. AMG, is having trouble getting the account transferred over from Inframark. The board has agreed to get a lawyer involved with Inframark to get them to transfer the Spectrum account. AMG has started reserve account transfers as requested.
- 3. Alamo management transition** (general board) – The accounting apartment is still lagging when it comes to getting the board financials on time. AMG is working on the budget options for next month's meeting. The board is currently working with Zach Dulevitz. He is our temporary account manager. He is being responsive to our needs. The board is encouraged by Zach's attention to our requirements.
- 4. ACC & Gate News** (Judy Morris)– We called Capital City Gates for warranty maintenance due to loud squeaking. The grease didn't seem to solve the problem. There may be a different repair needed to stop the noise. The board does not want incur a large cost of replacing the gate. We will continue to service the gate until it is unsustainable to.
- 5. Firewise and Landscaping** (Judy Morris) – Ravine project is completed and payment has been approved. MLS is being pushed by the board and Zach to provide the mulching they are due to provide. MLS wanted to go outside the contract and charge us more for the mulch. This is probably why they are not providing the mulch.
- 6. Other business ongoing concerns** – Next meeting agenda will include the note of we are considering the 5 to 10% increase in the assessment. Annual meeting is scheduled for the end October. 60 days out will be next month so we need to tie up all business before the annual meeting. We will use AMG's 3 person voting form. AMG will send out a call for voting and request for participation. AMG will send a note out to inform neighbors of the meeting and let them know we would love

participation in serving and helping the community because we all have stakes in the operation and common areas of the community.

- 7. Adjournment** – Meeting adjourned at 6:42PM
- 8. Next meeting scheduled for August 22nd, 5:30PM Via Zoom**