

The Overlook at River Place Property Owners' Association (POA)
Board Meeting – Minutes
5:30p.m., June 24th, 2024, Online Meeting via Zoom

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

Neighbor Participants: Debra Smith

- 1. Call to Order** – Judy Morris, President, called the Zoom meeting to order at 5:34PM.
- 2. Approval of minutes** – Todd Barnaby moved to approve minutes for May 28th meeting. Move was seconded by Judy Morris minutes were approved.
- 3. May Financials** (William Charlton, Treasurer) – AMG, has started putting our financial information on the portal. We are still not seeing some invoices we should be seeing. This is an improvement, and we can work with this if all the information is there. Looks like the water bill has been resolved, but we did not see the bill. We have not seen a Spectrum bill since AMG took over. AMG, does not have budgeted values in their system. Progress being made but work still needs to be done to get the accounting system where it needs to be. We would also like to see the statement on our CD.
- 4. Alamo management transition** (general board) – We are making progress on most items with AMG. The board will continue to work with AMG to get them where we need them to be. A meeting with the accountant and Mark Edwards would be beneficial to all parties. Bill, will take the lead and copy the board to pursue this meeting.
- 5. ACC & Gate News** (Judy Morris)– The dialer key pad was greased and cleaned by Capital City Gates. It appears to be operating properly. The board asked neighbors to let us know if there are any issues.
- 6. Firewise and Landscaping** (Judy Morris) – The board will go with Texas Tree to clean up the ravine. AMG, is waiting on the insurance information from Don. MLS, owes us mulch, but is trying to raise the price by 45% for the mulch. We are investigating the contract, so they will stick to the agreed upon price.
- 7. Other business ongoing concerns** – Annual meeting will be the end of October. The ballots will be sent out in email and paper form. We will move to the AMG ballot which limits voting to 3 people. AMG, will need to provide the board with a draft budget. AMG, will provide a roll over a budget with a 5% and 10% increase delivered by mid-July.

8. Adjournment – Meeting adjourned at 6:57PM

9. Next meeting scheduled for July 22nd, 5:30PM Via Zoom