

**Overlook at River Place POA
Annual Meeting Minutes
October 28, 2025, at 6:00 p.m.
Held Virtually**

Board Attendees: Judy Morris, Bill Charlton, Todd Barnaby.

Guests: Jim Morris, Wilson Adams, Debra Smith, Susan Nichols and Jas Dhanoa. Angie Thielemans was in attendance from Lifetime HOA Management.

The meeting was called to order at 6:01 p.m.

Review of 2024 Annual Meeting Minutes: Todd Barnaby moved to approve the minutes, Wilson Adams seconded, all approved, and the motion was carried to approve the meeting minutes.

Secretary and Treasurer Report: Todd Barnaby and William Charlton,

- Todd Barnaby reported on his role as secretary, including meeting minutes, website updates, and vendor assistance.
- Bill Charlton reported on his role as treasurer, detailing the budget, financial reports, and the importance of the reserve account. Bill presents a PowerPoint presentation on financial status, including balance sheets, income and expenses, and the need to grow the reserve account.
- Mr. Charlton discussed the importance of the reserve account and the need to maintain a balance of \$120,000. He mentioned the impact of unexpected expenditures, such as Firewise and road resurfacing paid from the reserve account.
- He outlined the budget for 2026, including no increase in the monthly assessment.
- Bill emphasizes the need to continue growing the reserve account to cover future expenditures.

President Report: Judy Morris

- Ms. Morris provided an update on the board's efforts to maintain the community and remain fiscally sound.
- She highlighted the work of the ACC, including the addition of Susan Nichols and the efforts of Bob Searles and Amarjit Singh Ambiee.
- She mentioned the successful resurfacing of the road by Alpha Paving and the ongoing Firewise efforts.
- She also discussed the transition from AMG to Lifetime Management and the appointment of Angie Thielemans as the new account manager.

Community Manager Report: Angie Thielemans

- Ms. Thielemans introduced herself and expressed her commitment to managing the community effectively.
- She reported Lifetime is still missing documentation from AMG and her efforts to resolve issues with the reserve study and financials.
- Ms. Thielemans also emphasized her willingness to take on responsibilities to alleviate the board's workload.

Election Results:

Ms. Thielemans announced the election results, with Messrs Carlton, Barnaby, and Adams elected as board members for 2025-2026.

Action Items:

- Ms. Thielemans to follow up on the CD account and provide an update.
- Ms. Thielemans to address community appearance issues, such as dirt and mold around the mailboxes, and provide an update.
- Mr. Charlton will provide Angie with the account information for the CD account.
- Wilson to provide an agenda for the November 18th meeting.

As there was no further business to discuss, the meeting adjourned at 6:47 p.m.

Post Meeting:

- The board members discuss and decide on their officer roles: Todd as president, Wilson as secretary, and Bill as treasurer.
- Angie offers to handle the payment of bills and other administrative tasks to reduce the board members' workload.
- The board schedules the next meeting for Tuesday, November 18th, at 5:30 PM, with Angie to send out the meeting notice and link.