

The Overlook at River Place Property Owners' Association (POA)

6 P.M., October 24th, 2024, Online Meeting via Zoom

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

Other Participants: Boots Crossley, Susan Nichols, Jim Morris, Juan Perez

1. Call to Order & Confirm Quorum: 6:03PM meeting called to order. Juan, confirmed quorum, in the form of the absentee ballots.
2. Determination of Quorum: 20% of the total votes of the membership, or the 5 votes. We reached quorum to start the meeting.

Proof of 2024 Annual Meeting Notice, was sent out multiple times.

3. Approval of 2023 Annual Meeting Minutes – Secretary, Todd Barnaby moved to approve 2023 annual meeting minutes. 2nd by Judy Morris, minutes approved.

4. Report of Officers:

Secretary Report – Report given by Secretary Todd Barnaby. Todd discussed the responsibility of the board secretary which includes providing information to neighbors as well as taking and posting the meeting minutes to the web site. Todd, thanked the ACC members and neighbors for their service in helping the board maintain the community. It is truly a group effort.

President’s Report – (Judy Morris) – Judy stated the board’s mission to remain fiscally responsible as a POA, and keep the community safe and well maintained. Judy discussed the wild lands clean up that continues to be an emphasis for the board. She discussed the other phases of the clean up that will need to be budgeted for in the future. We did not have budget to do everything that needed to be done in the last couple years. Landscaping is continuing to be an issue. Maldonado, services have been spotty, but have improved lately. AMG, our new management company has improved communication and services. We will give them a chance to bid on the work for next year. Judy, welcomed the new community manager Juan from AMG and stated we are encouraged by the attention we are getting from him so far.

Treasurer’s Report – (Bill Charlton), Bill gave a detailed report of the current accounting of the community. The community’s reserves are healthy and the budget has been approved for next year. The board did vote to raise the assessment to maintain the reserves and keep up with the rising cost of maintaining the community.

5. Election Results announced based on absentee ballots – ballots were received via mail and email, 3 candidates, votes were received for Judy, Bill, and Todd. There will be 3 board members. Todd, Judy, and Bill.

6. Management Report – Juan Perez, (community manager) gave his report stating the community is running smoothly and committed to helping anyway he can.

7. Homeowner Forum –Boots, would like an update to the guidelines as far as home updates to keep up with the times and maintain home values. It was discussed that in order to make any changes to the CC&R’s the community would have to vote for the change with a 2/3rds majority of home owners in favor. Then we would need a lawyer to officially change the community guidelines.

8. Adjournment of the 2024 Annual Meeting, adjourned at 6:52PM

2024 Organizational Meeting Agenda

1. Call to Order immediately following Annual Meeting: Call to order 6:53PM
2. Election of officers:
 - a. President: Judy Morris

- b. Treasurer: Bill Charlton
- c. Secretary: Todd Barnaby

3. Next Regular Board Meeting: Thursday, November 21th, 6PM.

4. Adjournment: Meeting adjourned 7:00 PM.