

The Overlook at River Place Property Owners' Association (POA)
Board Meeting – Minutes
5:30p.m., Aug 25, 2025, Online Meeting via Zoom

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

Neighbors: Debra Smith

Call to Order – Judy Morris, President, called the Zoom meeting to order at 5:30 PM.

- 1. Approval of minutes** – Minutes were not ready. Will be approved over email.
- 2. July Financials** (William Charlton, Treasurer) – Revenue the same. Reserve account shrunk 9873.13 this calendar year. Net income in the year 17K. Still waiting on the Synchrony Bank CD visibility.
- 3. Budget Proposal 2026** (William Charlton, Treasurer) – The board agreed on a budget for 2026 without raising the assessment. A copy of the budget will be sent over to Todd P at AMG for the record.
- 4. AMG Update** (general board) – We have given the Synchrony form to AMG. It is being processed, so we will have visibility in the account again.
- 5. Gate News** – Gate received annual maintenance and is operating properly.
- 6. Firewise and Landscaping** (Judy Morris) – Urban Dirt is being responsive. We are pleased with their work. We have asked the account manager for an irrigation report. We have concerns about the property getting enough water.
- 7. Other business ongoing concerns** – Discussed gully run off and erosion maintenance by Debra Smith house. The wires are dead in that area. The run off is causing erosion that is concerning to Debra. The board will contact Urban Dirt to set up a meeting. Debra and Fred will arrange to be available for the meeting. The stucko around the mail box and signage needs to be cleaned up. The board will make arrangements for it to be cleaned up.
- 8. Adjournment** – meeting adjourned at 6:40PM
- 9. Next Meeting** – September 23rd 5:30PM
- 10. Annual Meeting** – Oct 28th 6PM

