

Riverside Bluffs Home Owners Association

October 30, 2016

I. Call to order

Adam Bilbao called to order an emergency meeting of the Riverside Bluffs Home Owners Association at 1:03 on October 30, 2016 at the neighborhood cul-de-sac. A meeting notice went out to all homeowners within the 48 hour period.

II. New Business

a) Management Company:

PCC Management Company is not meeting its obligation to Riverside Bluffs. They are not returning calls, not explaining discrepancies on financial statements, and poor communication on major or minor issues.

The President researched several Management Companies and most were not interested due to our size off 44 homes. Only one other submitted a bid for consideration that was outside the HOA budget. McNeil Management Services agreed with a contingent on a 3-year contract.

A motion was made by Richard Grist and a second by Susan Heath. All were in favor, none opposed.

b) Process for Delinquent Homeowners dues

Adam informed everyone about homeowner delinquency over several assessment collection cycles.

A motion was made by Susan Heath to move to the next step for a collection process, second by Richard Grist. All were in favor, none opposed.

c) House Rental

The board considered a hardship waiver for the one-year ownership clause for renting a home. The requester family was transferred out of state.

A motion was made by Richard Grist to go forward on adding language for House rentals and second by Adam Bilbao. All were in favor, none opposed.

III. Adjournment

Adam Bilbao adjourned the meeting at 1:40 pm

Minutes submitted by: Susan M Heath

Minutes approved by:

