

RIVERSIDE BLUFFS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting April 17, 2023 Meeting Minutes

1. Call to Order – Certifying of Quorum

The meeting was called to order at 6:03 p.m. by President Nikita Polyakov. Kristin Ottinger, Vice President was also present therefore a quorum was established. It was confirmed that the meeting notice was posted in a timely manner. Jeana Wynja represented McNeil Management.

2. Approval of Minutes

The Board reviewed the prior meeting minutes dated January 16, 2023 as prepared by the Manager.

On Motion: Duly made by Kristin, second by Nikita and carried forward.

Resolve: To approve the board meeting minutes as presented.

Appoint Director: Kristin nominated Robert Hundley; tabled; Board will inquire regarding his interest level.

3. Management Reports & Committee Updates

Manager reviewed the reports from March-2023. Newsletter was mailed to all owners on February 10, 2023.

Architectural Control Committee: Applications are current.

Social Committee: No updates.

4. Old Business

Tree removal: Completed.

Cleanup front area: Completed by Greener Cuts. Some leftover sod is being installed in cul-de-sac near mailboxes. Discussion regarding irrigation in cul-de-sac not working.

Debris removal by County (cul-de-sac): Completed.

Watson Road trees: Kristin stated that years ago the County marked (county) trees.

Chain link fence near river: The current fence has graffiti. The Board received proposal from Kevin Johnson for \$6,800 which includes disposal of vinyl fence, install 6' chain link fence with rail at top and wire going across the bottom. Concrete posts in the ground. Roughly 190' of chain link. Kristin suggested asking Kevin to save as many of the vinyl slats as possible for future fence repairs around the community. Wetland ingress was discussed. Nikita to coordinate with Kevin.

On Motion: Duly made by Kristin, second by Nikita and carried forward.

Resolve: To approve the proposal as presented.

5. New Business

Dock maintenance: No issues at this time, however Board would like proposal for a dock gate. Manager to engage Kevin.

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Paint Color Palette: Draft paint color palette presented to the Board. Additional scheme added.

On Motion: Duly made by Kristin, second by Nikita and carried forward.

Resolve: To approve the paint color palette as presented.

Pressure washing along Collins Spring Cove: Completed.

6. **Homeowner Comments:** Mail theft issue seems to have resolved.

7. Adjournment

On Motion: Duly made by Kristin, second by Nikita and carried forward.

Resolve: To adjourn the meeting at 6:56 p.m.

APPROVED BY THE BOARD OF DIRECTORS 7/17/2023

Prepared by Manager on behalf of Secretary