

RIVERSIDE BLUFFS

HOMEOWNERS' ASSOCIATION, INC.

Budget & Board of Directors Meeting July 17, 2023 Meeting Minutes

1. Call to Order – Certifying of Quorum

The meeting was called to order at 6:04 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 April 17, 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: Justin Lukose indicated an interest in serving on the Board.

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

Resolve: To appoint Justin Lukose to the Board of Directors. His officer position will be Secretary/Treasurer and term will end in October-2025.

3. Management Reports & Committee Updates

Manager reviewed the reports from June-2023.

Architectural Control Committee: No alteration applications received.

Social Committee: No updates. Manager will contact Shannan regarding a fall newsletter and suggested article from the Board.

4. Old Business

Chain link fence near the dock: Installed.

Updated signage: Installed.

Pressure-wash common area cement surfaces/fences: Manager to reach out to TEK Enterprises for updated proposal and for a separate proposal to pressure wash all sidewalks throughout the community. The Board to review the proposal at the next meeting.

5. New Business

2024 Budget: A postcard notice was mailed to all homeowners on June 26, 2023, making them aware of the 2024 Budget Meeting. Decisions regarding the 2024 Budget were tabled until the October 16th Board Meeting. The Board evaluated the insurance summary and presented manager with questions for the insurance broker. The Board would like to know if the webmaster is willing to negotiate annual price; manager to engage webmaster.

Proposal for fence and gate at trail entrance: The Board discussed.

On Motion: Duly made by Kristin, second by Nikita and carried forward. Justin abstained from the vote.

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Resolve: To agree to a \$10,140 ceiling limit for a 6' aluminum fence and pedestrian gate at the back of properties and the trail. Lock mechanism and gate aesthetics will be decided later.

6. Homeowner Comments: Concerns regarding trespassing, concerns regarding community safety.

7. Adjournment

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

Resolve: To adjourn the meeting at 8:22 p.m.

APPROVED BY THE BOARD OF DIRECTORS 10/16/2023

Prepared by Manager on behalf of Secretary