

RIVERSIDE BLUFFS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting April 11th, 2024 at 6:00PM Via Zoom

Meeting Minutes

1. Call to Order – Certifying of Quorum

The meeting was called to order at 6:00PM. With board members Nikita Polyakov and Justin Lukose in attendance, a quorum was established. Kristin Ottinger was not able to attend. It was confirmed that the meeting notice was posted in a timely manner. Gigi Holmes represented McNeil Management. There were no homeowners in attendance.

2. Approval of Minutes

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

Resolve: To approve the January 11th, 2024 board meeting minutes as presented.

3. Management Reports & Committee Updates

The Board reviewed management reports. There was a discussion about the delinquent accounts and how the collections process works.

The Board would like the 2025 budget to be prepared for the July 11th, 2024 Pre-Budget Meeting so that it can be discussed with any interested homeowners prior to being voted on at the October Budget Meeting.

The Board would like to send out a Spring Newsletter. There was a discussion about different topics they would like to address. Gigi will contact the Social Committee to see if they want to offer help/input and follow up with the BOD regarding topics and verbiage.

4. Old Business

Ped Gate at Trail Entrance – Pending Completion: Once the gate is installed, each owner will be provided with two keys. Extra keys will be stored at McNeil for vendors and homeowner replacements.

5. New Business

Dock: Portions of the dock that are not made of engineered wood are starting to rot. Kevin Johnson will be making repairs.

6. Adjournment

Director Comments: The Board asked Management to verify whether the inspection team walks the property, including the area down by the dock.

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

Resolve: To adjourn the meeting at 7:05PM