

River Park HOA Executive Board Meeting Minutes  
Tuesday, September 19, 2017 at 11:00am at the Office of Mountain Mansion Management

Call Meeting to Order: The meeting was called to order by Jack Petruccelli at 11:03am.

Determination of a Quorum: In attendance were Jack Petruccelli, Charles Muller, and Jason Wolters by phone. Also in attendance were Kerry and Karen Dunivan, and Neomi Taylor from Mountain Mansion Management. Absent were Jesse Young and David Lurye. The Board of Directors recently appointed Jesse to the board via email at the beginning of August. A quorum was determined.

Approval of Minutes from Previous Executive Board Meeting: After reviewing Jack made a motion to approve the minutes from June 1, 2017. Charles seconded the motion, and the minutes were approved as submitted.

Financial reports through September 19, 2017: Karen Dunivan reviewed the financials. Charles questioned if the design review deposits should be put in a separate account or the reserve account. After some discussion it was decided to keep the funds in the operating account to make reimbursement of deposits easier. It was brought up that nothing has been spent on tree maintenance this year. Jack stated that work is currently being done. Neomi reviewed the AR summary, with only one delinquent account not on a payment plan. The board has decided to wait until the beginning of the year to place liens on any delinquent accounts.

Infractions: The current infractions were discussed and that no trailers should be kept on roads.

#### New Business

Jack requested Doug Miller be added to the DRC to replace David Lurye. The board was in agreement with that request. Doug is now on the DRC and will receive any correspondence related to that committee. With the new construction going on Jack is going to look into putting a pathway easement in between Lots 213 and 222 for students to use. Jack has also been in discussion with Joe Harnsburger about the sprinkler and irrigation systems. They are trying to section off different zones to see where leaks are coming from. Then they can replace the old black lines with PVC piping that will be sturdier and last longer. The goals are to eventually have the whole system run from one panel and bring irrigation to the median at the front entrance.

Statement Fees: The board has decided to implement \$10.00 statement fees from this point forward.

2018 Budget: Karen reviewed the 2018 Budget. The board discussed a few minor changes to the line item amounts but no change to the assessment amount. Charles made a motion to approve the budget. With unanimous approval from the board in attendance the budget was approved.

Annual Meeting Date: The Annual Meeting Date is tentatively scheduled for November 30, 2017 at 6pm.

Next Meeting Date: The next board of directors meeting will be held immediately following the Annual Meeting.

Adjournment: With no further business to discuss Charles made a motion to adjourn the meeting. Jack seconded, and the meeting was adjourned at 11:47am.

Respectfully submitted by Neomi Taylor, Mountain Mansion Management