

RIVER EDGE HOMEOWNERS ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING – Fairwood Management Offices
MINUTES
05/15/2024

PRESENT

Board Members: Jerry Hathaway, Bill Strassburg, Anne Duggan
Guest Attendee: Mary Lyons (unit #4)
Management: Joe Urbanczyk
Call to order: President Jerry Hathaway called the meeting to order at 2:55 p.m.
(delayed start due to Spring walk around)

Guest Attendee – Ms. Lyons just wanted to provide an update on the progress of the work requested of the City at her and the Board’s April meeting with the Mayor. This work requested was to repair damage done to the entrance to the bike bath at the base of Ms. Lyons’ driveway – and across from it on City property) by City snow plows over the winter. There was also a decision made to widen the paved area so that City vehicles requiring access to the bike path for safety or maintenance purposes would not need to drive over the grass on either side. The area has been paved. Additionally, the City is looking into shrub planting on HOA’s side of the path to discourage vehicles and plows from using that area. Regarding the lack of landscaping at the rear of the plaza, the City was told that shrubbery would not thrive in the soil due to the acidity of the pine trees. Ms. Lyons provided a list of plantings that will survive that soil, as well as a photo of the declining appearance of the aforementioned area. It does not appear that the owner is even maintaining what is left of the landscaping. Joe will send a letter to the Mayor thanking him for his help to date and providing the information Ms. Lyons has provided the Board regarding the plaza landscaping. M. Lyons and the Board will be copied.

Upon completion of this discussion, Ms. Lyons thanked the Board and left the meeting.

AGENDA

Bill made a motion to approve today’s agenda. Anne seconded. All in favor.

MINUTES

The minutes from the 04/11/24 Board Meeting were presented to the Board. There was one change noted by Bill. The date of the meeting at the top of the minutes was from the previous month’s meeting. No other changes noted. A motion to approve the minutes was made by Bill, seconded by Anne. All in favor.

FINANCIALS

The 10th month financials as of 04/30/24 were reviewed and discussed. As of 04/30/24, we showed cash on hand of \$456,922, total assets of \$449,423, and a reserve account of \$373,450. We are still running slightly over budget due to increased costs in several areas.

Jerry reported that we have extended one of our two (2) Northwest Bank CDs for 6 months at 4.9%. We will look moving the other CD in September when that is coming due. Jerry requested our incorporation papers from Joe in the event that we switch a CD to KeyBank at that time.

Jerry made a motion to accept the financials and Bill seconded. All approved.

ACTION ITEMS: provide Jerry with necessary incorporation paperwork

RESPONSIBILITY: JOE

ADMINISTRATIVE AND LEGAL UPDATES

1. Decks– The Board will be meeting with Stately (contractor) week of 5/20/24 to discuss deck follow-up
2. Tree Trimming – completed.
3. Roofs/Mold – a second quote for spraying was received from WC Rott for \$7700. This quote does not include contractor returning to hose off sprayed area. We were informed that rain will easily have the same effect. Jerry made a motion to contact with WC Rott for spraying. Anne seconded. All approved.

ACTION ITEMS: contract with vendor

RESPONSIBILITY: Joe

4. Reserve Analysis – In-person assessment will be completed by the end of May, and a draft report will be provided by June 15. Work will now be performed at a slightly reduced cost because vendor has another client in the area that has requested services.
5. Spring Walkaround – structures and landscaping reviewed and completed. Any issues noted (most minor) and will be addressed.
6. Awning reminders – It was noted that a few unit owners who were notified last season – and reminded this season - that their awnings required replacement this year are not in compliance. Joe will send another letter to those owners that they have until 6/3/24 to have it taken down or owner will be fined \$50; after 6/10/24 fine will be \$150; after 6/17/24, fine will be \$350.

ACTION ITEMS: Joe to issue letters ASAP

RESPONSIBILITY: JOE

7. Spring Meeting and Agenda – the Spring meeting will be held on June 11, 2024 at 6:00 p.m in the Courtroom at City Hall. Deck Care and Maintenance flyer will be provided again. Jerry will discuss Reserve Analysis and update on all ongoing work, annual reminders, etc. Joe will provide financial overview.

MAINTENANCE
COMMUNICATIONS

A reminder that Joe U. that all written or electronic communications issued on behalf of the HOA be cc'd to all Board members going forward.

The next Board meeting is scheduled for 06/11/24 at 5:00 p.m. in person, in the Courtroom at City Hall

There being no further business, Jerry made a motion to adjourn the meeting at 4:15 p.m. Bill seconded. All in favor.

Respectfully submitted,

Anne Duggan
Board Secretary

Responsibility key: **Joe**
Jerry
Bill
Anne