

RIVER EDGE HOMEOWNERS ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING
MINUTES
04/03/2023

PRESENT

Board Members: Jerry Hathaway, Anne Duggan, Peter Schifferli
Management: Joe Urbanczyk
Call to order: President Jerry Hathaway called the meeting to order at 2:05 p.m.

MINUTES

The minutes from the 03/10/2023 Board Meeting were presented to the Board. There were no changes noted. A motion to approve the minutes as amended was made by Anne, seconded by Peter. All in favor.

FINANCIALS

The 8th month financials as of 2/28/23 showed cash on hand of \$727,265, total assets of \$719,870, and a reserve account of \$318,038. We are running at a slight profit. Jerry made motion to accept financials; Peter seconded. All in favor. Various line items and the accounts receivable were discussed.

BOARD ITEMS

1. Deck Replacement –
 - a) Progress – the project is just over 75% complete as of today. We received the second bill from Stately for \$83,644. Joe U noted that we will hold the last payment at project completion pending resolution of all outstanding punch list items (see note below re email to be sent to all unit owners to remind them to submit any concerns to Joe U as soon as possible (as opposed to waiting until after the project is at full completion).
 - b) Loan – will close by mid-April and funds will be available at that time.
 - c) Project debris – noted that debris is being placed to close to the bike path and may present a danger to those using the path; contractor will be asked to relocate all such debris. Additionally, contractor will be asked to remove any and all debris from buildings that have had all work completed. It is not to remain on site.
 - d) New awning poles – Bright will bill for the entire project upon completion, and Fairwood will in turn bill unit owners.
 - e) Punch list – An email and hard mail will be sent to all unit owners with another project update. The update will include do's and don'ts for the care of the decks, specifically highlighting that NOTHING is to be attached to the decks or railings, i.e.

grills, glueing carpets down, etc. Owners will also be reminded to submit any concerns regarding their new deck to Joe U ASAP. The sooner that any issues can be addressed, the more quickly we can wrap the project up prior to awning installation season.

ACTION ITEMS: Speak with contractor re debris removal/relocation.

RESPONSIBILITY: Joe

ACTION ITEMS: Issue email and hard mail to all unit owners with project update.

RESPONSIBILITY: Joe

2. Landscaping – Joe N has committed to repairing all areas that have been damaged by deck contractors during the project. This work will be completed before the commencement of regular landscaping work already scheduled for 5/15 completion. NOTE: sod is to be used to repair the area located at the end of the private road leading to bike path. This area is private land, and we committed to completely repairing any damage for the property owner.

ACTION ITEM: Oversee Niccola repair work and scheduled landscaping commencement.

RESPONSIBILITY: Joe U

3. Unit 184 shutters – Unit owner indicated that they have owned for 15 years, and shutters were there when they moved in. They will not be asked to remove them.
4. Unit 224 awning infrastructure – the unit owner with existing awning infrastructure that had requested that their unit not be re-poled, was notified in writing that \$428 is owed to the HOA to cover the cost of the materials already purchased. No response was received, so a call will be placed.

ACTION ITEMS: Follow up with unit owner via call.

RESPONSIBILITY: Joe

5. Unit 180 railing – issue of undeveloped railing will be addressed by contractor.
6. Spring walk – will take place at 1:00 on 5/15/2023
7. Postage reimbursement – Reminder to Joe U to reimburse any postage HOA board members incur for mailing of documents, signed checks, etc.

COMMUNICATIONS

None

The next Board meeting is scheduled for 05/15/2023 at 2:00p.m. (immediately following Spring walk), place TBD.

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There being no further business, Anne made a motion to adjourn the meeting at 2:55 p.m.: Peter seconded. All in favor.

Respectfully submitted,

Anne Duggan
Board Secretary