

Minutes of Riverside Place Owner's Association Meeting Aug 6, 2016 at Stoller Residence

Meeting was called to order by President Ilene Novack at 5 pm

12 households in attendance plus 5 proxies. It was deemed that a quorum was present.

To open the meeting, participants were given an opportunity to introduce themselves. Hugh Harvey gave a brief presentation on the history of the HOA and why it exists.

The RPOA 2015 minutes were not read. The minutes were approved as written.

Reports were presented:

President Ilene Novack stated that it had been a good year; she has received a lot of help in getting up to speed as President. There has been quite a bit of ownership turnover in the past 12 months. All lots in the Riverside Place development have now been developed. Ilene welcomed the owners of the newly developed Lots 8A and 8B, the Taylors and Swanson's, and the new owners of Lot 16, Jed Callen and Carol Hess.

Vice President Chuck Boyd reported that the HOA had all neighborhood trees sprayed for scale and it might be needed again next summer. He also stated that the streets generally look to be in good condition, resurfacing is probably 3-5 years out.

Chuck's term of 3 years has ended. A motion was made and passed to elect him to another 3 year term.

Hugh Harvey presented the Treasurer's report. He estimated that we would end the fiscal year Nov 1 with about \$1500 of income greater than expenses. This will result in about \$38,000 in cash reserve.

Marcia Schutt presented the Architectural Control Committee (ACC) report. She mentioned that she will be leaving the position of ACC chairman after serving 18 years. She reported that both units on Lot 8 have sold. The landscaping is not done but is scheduled for this month.

Marcia mentioned that the HOA should provide newcomers with a packet which includes all the HOA rules. As a guideline, when something comes up to the ACC, the question is usually "how will it affect your neighbors?". Marcia reiterated that fences are not allowed.

Norm and Renee Stoller recently requested and were granted approval for a dog run. Swanson's also have requested approval for a dog run.

The new ACC going forward will be: Tracy Walsh, Renee Stoller and Rochelle Weiss, all appointed by President Novack.

OLD Business

Norm has continued his work to replace the neighborhood entrance signage. This has been under discussion for 3 years. Norm announced that the Jablonski's have approved a 3 ½ x 2 ft entrance sign to be placed on their property, lot 9, at the entrance to Riverside Place. Norm will continue to work up the final design.

A motion was made and passed to authorize Norm to replace the existing "Drive Slow" sign at a cost not to exceed \$4000. Wording will be "Riverside Place – Private Drive"

Marcia Schutt brought up the subject of neglected yards, especially the Lacerte property. Norm volunteered to talk to the owner and see if they will cut their weeds so we can avoid taking official action.

2017 Budget discussion was led by Hugh Harvey. Proposed budget is for same as last year plus \$4000 dollars for signage. Pros and cons of continued tree spraying were debated.

Don Hunt moved to have tree spraying removed from the budget. The motion was seconded and passed 8-6. Chuck volunteered to distribute information to individual owners on how to get their trees sprayed.

Hugh proposed that given the addition of the signage and deletion of tree spraying and normal snow removal costs that the budget would be balanced if dues are set at \$500 per household for 2017. Motion was made, seconded and passed to maintain dues at \$500.

Meeting was adjourned at 6:40 pm. A pot luck was hosted at the Stoller residence.