

RIVER EDGE HOMEOWNERS ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING
MINUTES – City Hall meeting room
10/20/2025

PRESENT

Board Members: Anne Duggan, Jerry Hathaway, Bill Strassburg
Management: Joe Urbanczyk

Call to order: President Jerry Hathaway called the regular Board meeting to order 5:10 p.m.

AGENDA

Jerry made a motion to approve today's agenda. Anne seconded. All in favor.

MINUTES

The minutes from the 09/22/25 Board Meeting were reviewed. A motion to approve the minutes was made by Jerry, seconded by Bill. All in favor.

FINANCIALS

The 1st month financials were reviewed by the Board. As of 09/30/25, we showed total assets of \$510,212, cash on hand of \$497,568, and a reserve account of \$397,613.

The Board reviewed current CD assets and noticed that one at Northwest was coming to term 11/24/25.

Joe noted that, per 2024 Reserve Study, dues will increase \$6 on 7/01/26, and \$25 on 7/01/27. This will cover just the reserve increase; any operating expense increase will be additional.

Jerry made a motion to accept the financials as noted above, and Bill seconded. All approved.

ACTION ITEMS: NONE

RESPONSIBILITY:

ADMINISTRATIVE AND LEGAL UPDATES

1. Unit 48 drain issue – Joe awaiting RIC to schedule.

ACTION ITEMS: Schedule with RIC and proceed with work

RESPONSIBILITY: JOE

2. Tree/Shrub trimming – AJ's will be out in coming weeks for trimming at Unit 24 (west side of house near entry)

ACTION ITEMS: proceed with AJ's.

RESPONSIBILITY: JOE

3. Overlook Project – work proceeding on schedule.

ACTION ITEMS: NONE

RESPONSIBILITY:

4. Website: website up- to -date

ACTION ITEMS: NONE

RESPONSIBILITY:

5. Awnings – notification of replacement letters sent out week of 10/13/25

ACTION ITEMS: follow up with email to ensure delivery of notice

RESPONSIBILITY: Joe

6. Unit 236 gutter water issue – work completed. HOA will split cost.

ACTION ITEMS: Bill unit owner for 50%.

RESPONSIBILITY: Joe

7. Unit 156 Stump removal – completed. Spectrum cable cut, and repaired. Awaiting bill.

ACTION ITEMS: Notify Board if invoice received for cable repair.

RESPONSIBILITY: Joe

8. Unit 20 – chimney pointing to be completed this week.

ACTION ITEMS: NONE

RESPONSIBILITY:

9. Delinquent tax reimbursement –no update on reimbursement by Galbo to River Edge for delinquency charges on late payment of vacant property tax.

ACTION ITEMS: Follow up on reimbursement

RESPONSIBILITY: Joe

10. Communications – Jerry reminded Joe he must copy the Board on any written communications, including emails and texts.

ACTION ITEMS: cc Board on all written communications

RESPONSIBILITY: Joe

MAINTENANCE

Landscape/Snow Discussion – see above

ACTION ITEMS: NONE

RESPONSIBILITY:

Lawn Spraying – see above.

COMMUNICATIONS

Two reminders:

- The Board asked Joe to be more consistent with timely responses and follow-up on resident requests/inquiries. In 2023, a 72-hour response time window was set, and this is not always followed.
- Joe U. must cc HOA Board members on all written or electronic communications issued on behalf of the HOA.

The next Board meeting will be held on 11/17/25 at 12:00 p.m. at 264 Niagara Shore Drive.

There being no further business, Anne made a motion to adjourn the Board meeting at 5:45 p.m. Jerry seconded. All in favor. The Board then went into Executive Session.

Respectfully submitted,

Anne Duggan
Board Secretary

Responsibility key:

Joe
Jerry

Bill
Anne