

RIVER EDGE HOMEOWNERS ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING
MINUTES
02/07/2022

PRESENT

Board Members: Jerry Hathaway, Anne Duggan
Management: Joe Urbanczyk
Call to order: President Jerry Hathaway called the meeting to order at 3:30 p.m.

MINUTES

The minutes from the 01/10/21 Board Meeting were presented to the Board. A motion to approve the amended minutes was made by Anne, seconded by Jerry. All in favor.

FINANCIALS

The 6th month financials as of 12/31/21 showed cash on hand of \$304,473, total assets of \$341,328, and reserve account of \$290,386. Anne made motion to accept financials; Jerry seconded. All in favor. Various line items and the accounts receivable were discussed, including delinquent accounts. One delinquency has been resolved; two others are pending.

ACTION ITEMS: Unless the remaining two delinquencies are resolved by (1) Monday, 2/14/22 and (2) 03/01/22, we will be issuing written delinquency notifications to two unit owners, notifying them of the amount past due and advising of lien filing by to-be-specified dates. Our lawyer will also be notified.

RESPONSIBILITY: JOE

BOARD ITEMS

1. Deck Committee meeting –The Committee met on 01/18/22. Discussion was held regarding materials. The Committee will meet again on 02/22/22 and will meet additional potential vendors, and begin discussion on pricing.

ACTION ITEMS: provide numbers related to projected income vs. deck costs for review at February Committee meeting.

RESPONSIBILITY: Joe

2. Website – Board meeting minutes from August 2021 – December 2021 to be placed on HOA website asap, and each month thereafter once minutes from the month's prior meeting have been approved. Quote on homepage by John Lyth on life at River Edge to either be changed to a current resident's quote or removed entirely.

ACTION ITEMS: Contact John Lyth to arrange for above additions/edits.

RESPONSIBILITY: JOE

MAINTENANCE ITEMS

3. Snow Plowing – timing of snow removal has been late. Vendor to be contacted.

ACTION ITEMS: Remind vendor about contractual time agreed upon for snow removal (by 7:00 a.m.)

RESPONSIBILITY: Joe

NEW BUSINESS

All meetings, beginning with the March 2022 meeting, will be held at 3:00 p.m.

COMMUNICATIONS

No new business.

The next Board meeting is scheduled for 3/7/22 at 3:00, via Zoom call.

There being no further business, Anne made a motion to adjourn the meeting at 4:30 p.m.; Jerry seconded. All in favor.

Respectfully submitted,

Anne Duggan
Board Secretary