

**RIVER EDGE HOMEOWNERS ASSOCIATION, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**MINUTES – 8 Niagara Shore Drive**  
**06/09/2025**

**PRESENT**

Board Members: Bill Strassburg, Anne Duggan, Jerry Hathaway  
Management: Joe Urbanczyk, Kaitlin (new employee)  
Call to order: President Jerry Hathaway called the meeting to order at 5:05 p.m.

**AGENDA**

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

**MINUTES**

The minutes from the 05/19/25 Board Meeting were reviewed. A motion to approve the minutes was made by Anne, seconded by Bill. All in favor.

**FINANCIALS**

The 11th month financials were reviewed by the Board. As of 05/31/25, we showed total assets of \$495,497, and a reserve account of \$446,094. It was noted that we are running slightly under budget.

Joe discussed the new Enumerate system and said that all River Edge owners are not yet up to speed with their payment system, but it should all be resolved by the end of June or early July,

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. 2025-26 Budget – the 2025-2026 budget was reviewed and discussed. There will be no increase for that fiscal year. We will, however, be keeping an eye on the 2026-2027 fiscal year and the ensuing increase necessitated by future capital improvements as outlined in our comprehensive reserve study. This was covered in detail at the Annual meeting held in October of 2024. Jerry made a motion to approve the 2025-2025 budget, totaling \$359,893. Anne seconded. All approved.

**ACTION ITEMS: NONE**

**RESPONSIBILITY:**

2. Spring meeting discussion – The Board discussed the topics to be covered, the most important of which was the City’s planned Overlook Project, to be located on the canal side of the bike path, in the space that served as the connecting point fo the old Swing Bridge. The site and supporting structure is in severe disrepair and declining. The City has a plan to reinforce/replace structural components of the “sea wall” and build an attractive overlook in that space. Details have not been finalized, but there are planned closures to the bike path for the duration of the construction process, from approximately unit 132, south to where the entrance to the bike path is at unit 4. Detour signs will be posted. The Board met with the City and asked a few questions as it relates to our private road, an were satisfied with the answers provided. The City is finalizing details, but we will report on any updates we receive.

**ACTION ITEMS:** NONE

**RESPONSIBILITY:**

3. Website: Discussion re potential duplication of information on website with Enumerate portal. Website will remain as is and updated regularly. Jerry would like to know if there is any way to tract the visits to the website. Anne will address.

**ACTION ITEMS:** contact John Lyth re tracking

**RESPONSIBILITY:** Anne

4. Spring Cleanup, Edging and Mulch – The Board was very disappointed that the property was not edged. Joe maintains that there was a discussion with SJD about the need for edging. He will check to see if edging was included in SJD quote for mulch. If so, we would expect a refund. Additionally, 29 shrubs to be replaced; work to begin mid to late June. Joe to also ask SJD about street side grass seeding of brown spots.

**ACTION ITEMS:** Discuss edging with SJD, determine if refund is in order if it was in his quote, and inquire about seeding street side lawn pricing.

**RESPONSIBILITY:** Joe

## **MAINTENANCE**

Landscape/Snow Discussion – see above

Lawn Spraying – one spray thus far.

## **COMMUNICATIONS**

**Two reminders:**

- The Board asked Joe to be more consistent with timely responses and follow-up on resident requests/inquiries. Two years ago, 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 from 7/14/25 at 2:00 p.m. Jerry Hathway's (deck).

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There being no further business, Anne made a motion to adjourn the meeting at 5:05 p.m. Bill seconded. All in favor.

Respectfully submitted,

Anne Duggan  
Board Secretary

Responsibility key: Joe  
Jerry  
Bill  
Anne