

RIVER EDGE HOMEOWNERS ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING – Fairwood Management Offices
MINUTES
04/11/2024

PRESENT

Board Members: Jerry Hathaway, Bill Strassburg, Anne Duggan (via Zoom)
Guest Attendee: Mary Lyons (unit #4)
Management: Joe Urbanczyk
Call to order: President Jerry Hathaway called the meeting to order at 1:15 p.m.

Guest Attendee – In preparation for her meeting with the Mayor regarding lawn damage at the base of her driveway and entrance to the bike path, Ms. Lyons wished to review her discussion points with the Board. Both Jerry Hathaway and Bill Strassburg indicated that they would be in attendance at the on-site meeting to be held on 4/12/24. Ms. Lyons will ask for the City's specific plan to remedy the constant truck access the City now has and the ensuing damage it causes to that area. Jerry indicated that he will also inquire as to the status of the landscaping concerns at the rear of the Dairy Queen plaza.

Upon completion of this discussion, Ms. Lyons thanked the Board and left the meeting.

MINUTES

The minutes from the 03/18/24 Board Meeting were presented to the Board. There was one change noted by Anne Duggan. In the listing of meeting dates and times, the June meeting is to be listed as the corrected date of June 11, same time and place. No other changes noted. A motion to approve the minutes was made by Anne, seconded by Bill. All in favor.

FINANCIALS

The 9th month financials as of 03/31/24 were reviewed and discussed. As of 03/31/24, we showed cash on hand of \$457,855, total assets of \$440,298, and a reserve account of \$367,388. We are running slightly over budget (approx. \$1600).

Joe U. was asked to check on three items: 1) a \$450 charge on our M&T Checking Account; 2) 5 checks written on our Bank of Holland account; and, 3) amount of our M&T CD – was supposed to be a \$250,000 CD (listed on Balance Sheet as \$230,000). Additionally, Bill and Jerry will check again on our Northwest CD that will be maturing in May, to see if they will give us a 5% rate (up from just over the current 4.5%). Jerry made a motion to accept the financials and Bill seconded. All approved.

ACTION ITEMS: obtain answers for above Board questions

RESPONSIBILITY: JOE

BOARD ITEMS

1. Deck project – Joe U said that Trex Corporate indicated that if we want any concern addressed, we must file a claim with them. Since there is an issue of dipping at Unit #8, this will be used to file the claim and to determine if it is an installation or product issues, and for spacing for support and/or screw placement.

ACTION ITEMS: Contact Corporate Trex asap

RESPONSIBILITY: JOE

2. Lawn Spraying – Contract with Healthy Lawn signed.
3. Tree Trimming – Will contract with AJ's Tree Service at a cost of \$7600. Units affected are all on the River side of the development. Will advise affected unit owners of work dates as soon as they are made available.
4. Roofs/Mold – 20 units were identified as having light to moderate mold on their roofs. The first quote for removal received was high (approx. \$18,000); another quote will be obtained.

ACTION ITEMS: obtain 2nd quote for roof mold removal

RESPONSIBILITY: JOE

5. Reserve Analysis – Jerry made a motion to proceed with Reserve Advisors for this work, at a cost of \$4600. Anne seconded. All in favor. In-person assessment will be completed by the end of May, and a draft report will be provided by June 15.

ACTION ITEMS: Follow up with Reserve Advisors to schedule.

RESPONSIBILITY: Joe

6. Garage Door Unit 29 – New door has been ordered. Owner opted for the upgrade to an insulated door. Joe Niccola to cover cost for non-insulated and unit owner will pay the difference for the insulated door.
7. Spring Walkaround – scheduled for 05/13/24 at 12:00. Joe Niccola to be included; he and Joe U will address all landscaping issues. Bill and Jerry will address structures. Board meeting will be held immediately following at 2:00.
8. Awning reminders – there were several units identified last year as being in need of awning replacement; all were sent notices. Joe will send a reminder to each of those owners asap.

ACTION ITEMS: issue reminders re awning replacements to affected unit owners

RESPONSIBILITY: JOE

9. Garden beds – several unit owners were issued reminders that their garden beds are or are becoming overcrowded, or are cluttered with miscellaneous debris, with a request to clear out or pare back said items.

MAINTENANCE **COMMUNICATIONS**

A reminder that Joe U. that all written or electronic communications issued on behalf of the HOA be cc'd to all Board members going forward.

The next Board meeting is scheduled for 05/13/24 at 2:00 p.m. in person, at Jerry Hathaway's house (Anne to call in via Zoom).

There being no further business, Anne made a motion to adjourn the meeting at 2:40 p.m. Bill seconded. All in favor.

Respectfully submitted,

Anne Duggan
Board Secretary

Responsibility key:

Joe
Jerry
Bill
Anne