

RIVER EDGE HOMEOWNERS ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING (via Zoom)
MINUTES
03/10/2025 – Via ZOOM

PRESENT

Board Members: Bill Strassburg, Anne Duggan
Absent: Jerry Hathaway
Management: Joe Urbanczyk
Call to order: Vice President Bill Strassburg called the meeting to order at 12:02 p.m.

AGENDA

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

MINUTES

The minutes from the 02/13/25 Board Meeting were reviewed. A motion to approve the minutes was made by Bill, seconded by Anne. All in favor.

FINANCIALS

The 8th month financials as of 02/28/25 were reviewed and discussed. As of 02/28/25, we showed cash on hand of \$454,340, total assets of \$456,416, and a reserve account of \$427,818.

Anne inquired, per Jerry Hathaway, regarding delinquency at one of the units. Joe reported that as of the date of today's meeting, all units were current. Additionally, Anne asked that the termination dates of our CDs, as they appear on our Balance Sheet, be adjusted to the appropriate dates.

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

ACTION ITEMS: Joe to ask Accounting Team to adjust CD termination dates.

RESPONSIBILITY: Joe U

ADMINISTRATIVE AND LEGAL UPDATES

1. Trex – Letter was sent to Stately and awaiting response.
ACTION ITEMS: NONE
2. Unit 20 – Statement of Liability has been signed re architectural request.
ACTION ITEMS: NONE

3. Overlook Project – Pursuant to last month’s meeting with the Mayor and project engineer, there is some concern as to City’s follow up on Boards concerns. Joe will send an email to both requesting an updated status report. Additionally, Joe will reach out to our insurance company to determine what coverage we have should pedestrian/bike traffic divert to our private road.

ACTION ITEMS: email Mayor/project engineer for status update; call insurance company re coverage

RESPONSIBILITY: Joe

4. Website– Anne to review website for updates/changes. Joe will keep this item on Agenda permanently as a reminder to review the site each month/every other month.

ACTION ITEMS: review make any needed revisions to website

RESPONSIBILITY: Anne

5. Dog concern – Joe reported that fine issued to unit owner had not been paid as of the date of this meeting. Joe will call owner.

ACTION ITEMS: place call re fine

RESPONSIBILITY: Joe

6. Unit 36 Awning replacement and roof venting – owner has still not supplied an architectural change request form for their new awning. Additionally, they wish to vent bathroom exhaust through roof penetration. Joe to follow up with a call re both, and send them a Statement of Liability to sign regarding roof penetration.

ACTION ITEMS: contact owner regarding on both issues

RESPONSIBILITY: Joe

7. Home decorations – noted that there were still a few units with holiday decorations out. Joe to send email to all owners regarding the 1/15 deadline, and a note that nothing is to be nailed to any trees.

ACTION ITEMS: send email regarding above

RESPONSIBILITY: Joe

MAINTENANCE

Landscape/Snow Discussion – The Board had a conversation with Sean Durfee of SJD regarding his plowing this winter, expressing our concerns. He agreed that he had not performed up to our

and his own expectations. Going forward he will make a commitment to purchase a snow removal/snowblower vehicle which allows his team to do a more thorough job with snow removal. He will store the machine somewhere close to River Edge to facilitate our snow removal process. We agreed that if he makes this purchase and greatly improves his performance, we will consider extending our contract commitment with him to 5-7 years.

1.

ACTION ITEMS: NONE

RESPONSIBILITY:

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 4/14/25 at 2:00 p.m. Place TBD

There being no further business, Anne made a motion to adjourn the meeting at 12:25 p.m. Bill seconded. All in favor.

Respectfully submitted,

Anne Duggan
Board Secretary

Responsibility key:

Joe
Jerry
Bill
Anne