

meeting minutes

Riva Chase Homeowners Association, Inc.

Board of Directors' Meeting Minutes

A regular meeting of the Board of Directors of the Riva Chase Homeowners' Association, Inc. was held at 6:00 PM Thursday, June 18, 2020, via conference call to address those matters in the agenda set forth below and conduct such other business as may properly come before the Board.

Board Members in Attendance

Board of Directors	Office	Term/Expiration
Joe Maslowski	President	June 2020
Yvett Green	Treasurer	June 2020
Harold Lacy	Secretary	June 2020
Danny Lavergne	Vice President	June 2020
Jessica Black	Vice President	June 2020

Agenda/Minutes

1. Administrative Matters
 - a. Review and approval of minutes from March 19, 2020 regular Board Meeting
 - b. Minutes unanimously approved
2. Financial Report
 - a. See attached for full report
 - b. All residents have paid HOA dues for 2020
 - c. Suggested to provide monthly P&L versus several months
 - d. Starting in June we will see monthly reports
3. ACC Report
 - a. See attached for full report
 - b. Eastwood gravel issue
 - i. FHMD will take this issue
4. Welcome Committee
 - a. 9 properties listed for sale
 - b. 2 sold in 2020
 - c. 2 pending deliveries from 2019
5. Old Business
 - a. Clean-Up Day 2020 Update
 - i. Because of COVI concerns, clean up day was performed differently this year
 - ii. A single dumpster was placed on Forest Hills Dr for individuals to place bagged yard waste
 1. We filled 3 dumpsters during the 2 week period
 - iii. Mobile Chipper
 1. Last year a chipper was stationed at the base of Forest Hills Dr and a second mobile chipper

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2. This year, a mobile chipper with a crew of 4 was hired to move throughout the neighborhood to pick up piles and chip
 - a. If you did not send an email on this, please let the board know
 - iv. All of this work was performed for about the same price as previous clean-up days
 - v. If this was popular with the community, we can look at doing this again next year and focus on community participation to help clean up flower beds, etc.
 6. New Business
 - a. Terms of HOA Board Members
 - i. We will revisit rules and regulations to determine if we need the community to vote on terms
 - b. Annual Meeting & Vote
 - i. July Annual Meeting
 - ii. In-person vs Email/Mail Vote
 1. Because of COVID, this will be a mail-in vote instead of in-person meeting and vote
 - iii. Hiring of Independent Firm to Count Votes
 1. Because this vote is purely mail-in votes, it would be prudent to have a impartial party count the votes
 2. It was recommended to have 3 members of the community that are not running for the board
 - a. We have not had interest from the community for participation
 3. It was also suggested for an electronic voting so that no counter is needed
 - a. More secure and robust than a survey monkey
 - b. Brad Birkelo will send information to the Board
 4. We will look at dual voting – mail and email
 - a. There are 7-8 residents that we do not have email addresses for
 5. Motion for mail-in and email voting for the Annual Meeting in July
 - a. All approved
 - c. HOA/FHMD
 - i. Use of HOA funds for FHMD projects
 1. The HOA would like to help fund some projects that FHMD might not have the budget for, like the playground
 2. There was a concern that was brought up that using HOA funds on FHMD projects is a slippery slope
 - a. The Board receives comments that HOA funds should not be used for FHMD because that is what our taxes go toward
 - b. There was a suggestion that any large expenditure be approved by the community
 - c. We have an inconsistent approach to how money is used for FHMD projects
 - d. Should we add a line-item to the budget for capital improvements
 - e. Make sure we are not liable or misusing money for using HOA funds on FHMD common property
 - f. Motion to talk with attorney to ensure/advise we can legally use HOA funds for FHMD
 - i. All approved
 - ii. Statutes governing appropriate interaction between these entities
7. Public Comment
 - a. Brad Birkelo
 - i. Letter from an attorney is misleading as it says it is from the HOA board but it is from individuals
 - ii. Food was not reimbursed and it was put in the minutes

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- b. Michelle Pearson
 - i. Concerns that legal fees are not being paid from HOA funds
 - ii. HOA Retreat are not in the budget
 - iii. Term Limits – thought it had to be voted on by the community not just by the board
- c. Steve Burden
 - i. Question on closed meetings – not appropriate to spend board funds
- d. Karen Carson
 - i. Do we have a budget for 2020 – posted on the website
- e. Barbara Oakley
 - i. Date of receipts on Annual Meeting does not match at MCVV
 - ii. Agenda and Minutes not posted on website
 - iii. OcktoberFest held in September 28th but card purchase on September 30th
- f. Mark Dym
 - i. Thankless job
 - ii. This issue is unbelievable on both sides and we should move on
- g. Beth & Dave
 - i. Was at the meeting at MVCC and is embarrassed at the community
- h. Julie Noonan
 - i. Requirements for the board – agendas, minutes, etc
 - ii. Not appropriate

Attendees:

Mark & Christy Dym

Mike & Barbara Oakley

Danny & Pam Lavergne

Joe Maslowski

Cheri Kinsler

Karen & Gary Carson

Michelle Pearson

Christie Kellner

Heather Schram

Charline Palino

Steve Burden

Julie Noonan

Susan Moser

Kadri & Leah Ozdemir

Lori Radcliffe

Beth Jarabek & Dave Moravek

Patti Telgener

Dave Clappisi

Yvette Green

Tish Vodicka

Brian Urtel