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| **Riva Chase Homeowners Association, Inc.** |

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| Board of Directors’ Meeting Minutes |

The Annual meeting of the Board of Directors of the Riva Chase Homeowners’ Association, Inc. was held at 5:00 PM Thursday, July 29, 2021, 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. Homeowners can also utilize the following conference call number:

Phone #: 425.436.6305

Attendee Pin: 488010

Board Members in Attendance

Board of Directors Office Term/Expiration

Joe Maslowski President June 2023

Vacant Treasurer June 2023

Jessica Black Secretary June 2022

Danny Lavergne Vice President June 2023

Vacant Vice President June 2022

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| Agenda/Minutes |

1. Administrative Matters
   1. Meeting Minutes
      1. All board members reviewed minutes from May 6th meeting
      2. Minutes were motioned and approved 3-0
2. Financial Report
   1. No financial report due to resignation of Treasurer
3. ACC Report
   1. Report will be posted on the website
4. Welcome Committee
   1. Waiting on new resident forms for basket drop-offs
5. Old Business
   1. 2021 Clean-up Recap
      1. 2021 Clean up day was a success with the trash bins for lawn waste and pickup and chipping of branches around the neighborhood.
      2. Due to the number of branches and large trees, the vendor did have to go into a second day of pick up and chipping. They invoiced the HOA an additional $2,350 from the original quote.
      3. Approving the additional invoice of $2,350 was motioned and approved 3-0.
   2. BBQ at Gazebo
      1. This item was approved by the HOA, but still have not received update and approval from FHMD to move forward.
   3. Flagpole at Front Gate
      1. This item was approved by the HOA, but still have not received update and approval from FHMD to move forward.
6. New Business
   1. Storage Unit/Gate House
      1. For years, the HOA was using the Gate House for storage of lot documents, ACC reports/filing and community items for picnics, parties, etc.
      2. The FHMD informed the Board that we could no longer use the gate house for storage die to repairs and gave the Board until June 16th to vacate the premise or our documents and goods would be disposed of.
      3. The HOA had immediately secure a storage unit to house all documents and community items. The storage unit is located at Red Rocks Self Storage and a lease agreement was signed for 6 months in hopes that the FHMD would allow the Board to storage items in the future.
      4. The Board has reached out to the FHMD several times to understand how long the gate house will be under repair and if the Board is allowed to store items in the future. To date, the Board has received no response.
      5. Motion to approve rental storage cost at $60 a month and approved 3-0.
   2. Appointment of New Board Members
      1. Greg Adkins and Jesse Cox have volunteered to fill the two vacant spots on the board. We did not determine a treasurer at this point. The treasurer role will be discussed with the two new appointees to determine if that role is a fit.
      2. Motioned and approved 3-0.
   3. Food Truck in August
      1. We will look at securing a food truck on a Saturday after school starts on August 17th.
7. Public Comment
   1. No Comment

Meeting Adjourned at 5:17 pm

Attendees

* 1. Jessica Black
  2. Beth Jarabek
  3. Joe Maslowski
  4. Danny Lavergne
  5. Jesse Cox