

# Riverhaven Homeowners Association

## Board of Directors Meeting Agenda

**Date:** March 18, 2019  
**Time:** 5:45 PM Sign In, 6:00 PM Call To Order  
**Location:** Khalsa Montessori School-3701 E River Rd.

### CALL TO ORDER

The Annual Meeting of the Riverhaven Homeowners Association was called to order at 5:30 PM

### PROOF OF CALL

The Annual Meeting notice was mailed on February 25, 2019 in accordance with the governing documents.

### ESTABLISHMENT OF A QUORUM

In accordance with the governing documents, the presence at the meeting of members entitled to cast 10 % of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-laws. There are 427 Lots in the community – which means 43 Lots require representation in person or by mail-in ballot: There are 65 Lots represented by mail-in/in-person ballots and 1 lot were represented in person. A quorum was established to conduct the meeting.

### WELCOME AND INTRODUCTION

Brenda Hettinger introduced the Board of Directors and welcomed all those in attendance. Homeowners introduced themselves and stated where they reside in the community.

### ANNOUNCEMENT OF ANNUAL MEETING MINUTES RESULTS

There were 66 ballots received which indicated that the minutes of the 2017 Riverhaven Homeowners Association Annual Meeting was approved. (45 members approved the minutes, 4 members denied the approval of the minutes and 17 members chose not to cast their vote).

### REPORT FROM OFFICERS

- President/Landscape Chair Brenda Hettinger:
  - A. **Multiport (Drip Emitter Replacement) Project** completed in tandem with **Battery Timers Upgrade**
  - B. **Replanted Front Entrance planters**
  - C. **Riverhaven Drive sidewalk just north of Ft. Lowell** – sidewalk upheaval (3 slabs)

- D. **Rebuild of common wall** section (4x8x16) off Paradise Falls near Columbus
- E. **40 Sweet Acacia Trees** removed due to beetle infestation
- F. **Decomposed Granite – DG: Phase 1 of 3 phases** completed, top dress Riverhaven with 254 tons of 3/8” Apache Brown screened DG

*Note: DG Phases 2 and 3 will be completed as planned on Reserve Study in 2020 and 2021.*

- G. **Stump Grinding of 43 trees** in commons removed along Riverhaven Drive and Paradise Falls *Stumps ground down to 2” below grade including any flare roots presenting trip hazards.*
- H. **Three damaged trees removed** - two to weather on Paradise Falls, and one to car accident off Riverhaven Drive
- I. **For safety a Fence/Gate installed across** north end of common adjacent to Christopher Wash – blocking off access into common at Ft. Lowell and Christopher Wash, adjacent to apartments

**2018 NOTE:**

- 1) Forty-three, 43 homes sold compared to 31 homes sold in 2017
- 2) Fifty-five, 55 ARC requests approved
- 3) As of 3/15/2019, five homes sold in Riverhaven

- Treasurer Cindy Hagerman:

<b><u>Balances</u></b>	<b><u>As of December 31,</u></b>
Operating	<b><u>2018</u></b> \$ 48,546.70
Reserve	\$ 82,218.72

<b><u>Balances</u></b>	<b><u>As of February 28,</u></b>
Operating	<b><u>2019</u></b> \$ 40,252.79
Reserve	\$ 89,876.92

- Communication Committee Shannon Nolen: discussed all communication for 2018 and expectations for 2019.
- DRC Committee Mel Weinberg: Discussed.

### **ELECTION RESULTS**

Cindy Hagerman and Shannon Nolen volunteered to tally the votes.

- Brenda Hettinger (49 Votes)
- Mel Weinberg (45 Votes)
- Cindy Hagerman (56 Votes)
- Maureen Morrell (49 Votes)
- Elise Jumbelick (36 Votes)
- Sean Lippitt (23 Votes)
- Aaron Steele (25 Votes)

### **RESOLUTION OF THE BOARD OF DIRECTORS REGARDING PARKING**

- Board discussed and answered any questions from the members present.

### **QUESTIONS AND ANSWERS (OPEN FORUM)**

- No additional questions or concerns from owners present.

### **ADJOURNMENT**

- The meeting adjourned at 6:01 PM.

### **MINUTE TAKER**

- Daniel Perez, Cadden Community Management