

# Riverhaven Homeowners Association

## Board of Directors Meeting Minutes

**Date:** January 8, 2024  
**Time:** 6:00 PM Call To Order  
**Location:** Virtual via Bluejeans

### CALL TO ORDER 6:01 PM

#### ROLL CALL

- Aaron Steele, President
- Sean Lippitt, Vice President
- Colette Adams, Treasurer
- Shannon Nolen, Secretary

#### QUORUM

**GUEST SPEAKER(s):** RFP (Speed-Humps - Request for Proposal(s)). Each guest will have five minutes to speak – to allow time for a five minute Q&A following each presentation.

- Bates
- KE & G
- Tucson Asphalt

**Motion was made, seconded and carried to approve** Speed Hump Contract to KE & G.  
**(Steele/Adams)**

#### HOMEOWNER INPUT

#### APPROVAL OF MEETING MINUTES

**Motion was made, seconded and carried to approve** the November 13, 2023 Board of Director's Meeting minutes. **(Steele/Adams)**

#### REPORTS

- **Presidents/Landscape Report**
- **Treasurer Report**

Bank Balance .....	\$112,140.07
Reserve Balance .....	\$ 186,152.22
Pre-Paid Assessments .....	\$ 27,747.34

Delinquent Assessments. .... \$ 6,403.29

**MOTION:** To accept the financial reports for August, September, October and November 2023.

**Motion was made, seconded and carried to approve** the August, September, October and November 2023 financials as submitted. **(Adams/Lippitt)**

- **Website and Homeless Camp Report**

#### **DESIGN REQUEST REVIEW**

None at this time.

#### **OLD BUSINESS**

None at this time.

#### **NEW BUSINESS**

- **Motion was made, seconded and carried to RATIFY Brightview invoice 8710382 for \$165.61 for an irrigation leak repair on Riverhaven Drive near Stone River. (Steele/Lippitt)**
- **Motion was made, seconded and carried to RATIFY Brightview invoice 8701383 for \$374.49 for a PVC nipple and union repair at Riverhaven Drive and Deer Dancer. (Steele/Nolen)**
- **Motion was made, seconded and carried to RATIFY Brightview invoice 8715132 for \$253.34 for landscaping at Columbus and Sapphire Falls. Work was approved in June 2023 and completed in December. (Steele/Adams)**
- **Motion was made, seconded and carried to RATIFY Brightview invoice 8715137 for \$166.67 for a 15 gal. Yucca at Columbus and Sapphire Falls to complete the landscaping project there. (Steele/Adams)**
- **Motion was made, seconded and carried to RATIFY Nathan's Handyman Service invoice 9436 for \$122.75 to install two (2) signs in community. (Steele/Nolen)**
- **Motion was made, seconded and carried to RATIFY to reimburse Aaron Steele amount of \$33.26 for combo lock and chain purchase for Ft. Lowell (front) gate. (Adams/Lippitt)**
- **Motion was made, seconded and carried to RATIFY Brightview invoice 8311912 for \$311.42 for a valve replacement on Paradise Falls Dr. (Steele/Adams)**

Riverhaven Homeowners Association  
Board of Directors Meeting Minutes

- **Motion was made, seconded and carried to RATIFY Brightview invoice 8311832 for \$143.00 for a Rainbird replacement on E. River Falls Dr. and N Riverhaven Dr. (Steele/Lippitt)**
- **Motion was made, seconded and carried to approve Brightview invoice 8312049 for \$633.84 for replacement of 2 broken irrigation boxes on Pebble Rapids Pl and E. Paradise Falls Dr. (Steele/Adams)**
- **Motion was made, seconded and carried to RATIFY Brightview invoice 8312234 for \$258.13 for an irrigation repair on N. Columbus Blvd. (Steele/Lippitt)**
- **Motion was made, seconded and carried to RATIFY Brightview invoice 8312152for \$286.98 for a broken irrigation box on Pebble Rapids Pl. (Steele/Nolen)**

#### **NEXT MEETING**

Meeting will be held on March 18, 2024 at 6:00 PM via teleconference. (Annual Meeting)

#### **ADJOURNMENT 6:41 PM**

#### **EXECUTIVE SESSION TO FOLLOW**

To adjourn the Board of Directors meeting and go into Executive Session permitted by A.R.S. §33-1248 and §33-1804 for the following reason(s): 1) legal advice; (2) litigation; (3) personal health or financial information of an owner/member, employee, etc.; (4) employee performance, compensation, health records, etc.; and (5) owner/member appeal or penalty.