

Riverhaven Homeowners Association

Board of Directors Meeting Minutes

Date: May 13, 2024
Time: 6:00 PM
Location: Virtual Meeting / Webex

CALL TO ORDER: The meeting was called to order at 6:01 PM

ROLL CALL

Board of Directors: Aaron Steele, President (Present)
Sean Lippitt, Vice President (Present)
Colette Adams, Treasurer (Present)
Alicia Lara, Director (Present)
Yehuda Palgon, Director (Present)

Management Representative: Jose Becerra, Cadden Community Management (Present)

QUORUM (Requirement is three (3) Directors)
A quorum of the Board of Directors must be present to conduct a lawful meeting.

HOMEOWNER INPUT

APPROVAL OF MEETING MINUTES

Aaron made the motion to approve the March 18, 2024 Board of Directors meeting minutes as submitted, Colette, Seconded, motion passes with all in favor.

OFFICER REPORTS

- President's Report:
- Vice President's Report:
- Treasurer's Report:

Financial Report for the period ending February 2024

- Alliance Bank Operating Balance \$122,349.92
- Alliance Bank – Reserve Balance..... \$186,276.63
- Prepaid Assessments \$38,043.94
- Delinquent Assessments..... \$10,006.79

Financial Report for the period ending March 2024

- Alliance Bank Operating Balance \$126,397.63
- Alliance Bank – Reserve Balance..... \$181,873.78
- Prepaid Assessments \$56,262.54
- Delinquent Assessments..... \$8,799.44

Colette made the motion, to accept the financials for February – March 2024, Aaron, seconded, motion passes with all in favor.

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COMMITTEE REPORTS

- Landscape Committee: No report
- Homeless Camps: No report

DESIGN REQUEST REVIEW

- Lot 113 – 3425 N River Rapids Dr
 - Request type: Addition of rain gutters to the front by garage and back porch.
Collete made the motion, to approve the request with the provisions that it matches the paint colors of the home, Aaron, seconded, motion passes with all in favor.
- Lot 044 – 3250 N Surging Waters Pl
 - Request type: Complete roof replacement
Aaron made the motion, to approve the request with the stipulation that the roof tiles are made of clay or concrete and the color of the tiles must match the rest of the community, Colette, seconded, motion passes with all in favor.

MANAGER’S REPORT: This item was provided for review.

OLD BUSINESS

- No old business to discuss.

NEW BUSINESS

- No new business to discuss.

NEXT MEETING

- The next meeting is scheduled for Monday, July 08, 2024 at 6:00 PM, via virtual meeting.

ADJOURNMENT 6:27 PM

EXECUTIVE SESSION TO FOLLOW

As permitted by law (A.R.S. 33-1804 (A and C) for planned communities, at the end of the Open Session the Board of Directors will meet in closed Executive Session for the following reason(s): (3) personal health of financial information of an owner/member, employee, etc.; (5) owner/member appeal or penalty.