

# Riverhaven Homeowners Association

## Board of Directors Meeting Minutes

**Date:** September 09, 2024  
**Time:** 6:00 PM  
**Location:** Virtual Meeting / Webex

**CALL TO ORDER:** The meeting was called to order at 6:02 PM

### ROLL CALL

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

Management  
Representative: Jose Becerra, Cadden Community Management

**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 July 08, 2024 Board of Directors meeting minutes as submitted, Yehuda, 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 June 2024

- Alliance Bank Operating Balance ..... \$131,543.61
- Alliance Bank – Reserve Balance..... \$168,226.26
- Prepaid Assessments ..... \$54,309.94
- Delinquent Assessments..... \$8,269.44

#### Financial Report for the period ending July 2024

- Alliance Bank Operating Balance ..... \$148,548.56
- Alliance Bank – Reserve Balance..... \$171,671.56
- Prepaid Assessments ..... \$34,406.89
- Delinquent Assessments..... \$9,171.64

**Colette made the motion, to accept the financials for June – July 2024, Aaron, seconded, motion passes with all in favor.**

#### COMMITTEE REPORTS

- Landscape Committee
- Homeless Camps

#### DESIGN REQUEST REVIEW

- Lot W027 – 4056 E Wading Duck | Request type: Rain gutters around the house | Pending.  
**Aaron made a motion to approve the rain gutter request along with the cincster to match the existing color of the home, Yehuda, Scoded, motion passes with all in favor.**

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

#### OLD BUSINESS

- No old business to discuss.

#### NEW BUSINESS

- Ratify the unanimous approval made via email July 19, 2024 to approve the \$750.00 estimate from Clyde to repair the damaged wall from the fallen tree. **Aaron made the motion to approve ratification, Colette, Scoded, motion passes with all in favor.**
- Ratify the approval made via email to move forward with the \$1,222.22 extra work from Brightview to remove two storm damaged trees. **Aaron made the motion to approve ratification, Colette, Scoded, motion passes with all in favor.**
- Ratify the approval made via email to move forward with the \$427.56 extra work from Brightview to remove two storm damaged root balls using tractor. **Aaron made the motion to approve ratification, Yehuda, Scoded, motion passes with all in favor.**
- Raitify the approval made via email to move forward with the \$136.30 leak repair completed by Brightview. **Aaron made the motion to approve ratification, Alicia, Scoded, motion passes with all in favor.**
- **BrightView Estimate**
  - Estimate to address some non-emergency storm damages.  
**Aaron made the motion to approve the estimate from Brightview, Colette, Scoded, motion passes with all in favor.**
- **Sperlonga – Provided for review in a separate document**
  - Credit Report Monitoring System Program.
- **Corporate Transparency Act (CTA) – Provided for review in a separate document**
  - Submit FinCEN ID numbers by October 31, 2024.
- **Save The Date Flyer**

**Aaron made a motion to approve last minute estimate from Brightview to repair leak in the amount of \$274.00, Yehuda, Scoded, motion passes with all in favor.**

#### NEXT MEETING

- The next meeting is scheduled for Monday, November 11, 2024 at 6:00 PM, via virtual meeting.

**ADJOURNMENT 6:32 PM**

**EXECUTIVE SESSION TO FOLLOW**

Riverhaven Homeowners Association  
Board of Directors Meeting Minutes  
September 09, 2024

*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.*