

Riverhaven Homeowners Association

Board of Directors Meeting Minutes

Date: July 08, 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)
Colette Adams, Treasurer (Present)
Alicia Lara, Director (Present)
Yehuda Palgon, Director (Absent)

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 May 13, 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 April 2024

- Alliance Bank Operating Balance \$139,162.82
- Alliance Bank – Reserve Balance..... \$185,321.20
- Prepaid Assessments \$35,956.34
- Delinquent Assessments..... \$11,830.04

Financial Report for the period ending May 2024

- Alliance Bank Operating Balance \$129,213.29
- Alliance Bank – Reserve Balance..... \$189,166.57
- Prepaid Assessments \$38,511.34
- Delinquent Assessments..... \$9,129.84

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

COMMITTEE REPORTS

- Landscape Committee
- Homeless Camps

DESIGN REQUEST REVIEW

- Lot 146 – Request to install a battery storage system under the porch in the back yard.
 - Approved unanimously by the Board, via email on June 14, 2024.

Motion ratified, Aaron made the motion, Colette seconded the motion, motion passes with all in favor.

- Lot 257 – Request to raise wall height of 71 in. by adding two courses of 8 in. brick to match the color design of the current wall.

Aaron made the motion to approve the wall height extension with the condition that matching brick is used, Colette seconded the motion, motion passes with all in favor.

Aaron made the motion to approve the security door so long as the color of the door matches the house/trim, Alicia seconded the motion, motion passes with all in favor.

Aaron made the motion to approve the screen back patio, Alicia seconded the motion, motion passes with all in favor.

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

OLD BUSINESS

- No old business to discuss.

NEW BUSINESS

- **Arizona Street Enforcement**

- Compliance by June 30, 2025 is mandatory if your association meets the following criteria:
 - The association is a planned community association; and
 - The association regulates public street parking; and
 - The association’s declaration was recorded before January 1, 2015; and
 - The public streets in the association are not one-way streets; and
 - The association is no longer controlled by the declarant.
- Maxwell & Morgan, P.C has a flat fee package to assist associations with compliance with the law.
- Carpenter Hazlewood offers the Public Street Regulation Package at \$950.00.
- Smith & Wamsley offers the Public Street Regulation Package at \$750.00.

Aaron made the motion to add the Arizona Street Enforcement vote to the 2025 Annual meeting Ballot, Colette seconded the motion, motion passes with all in favor.

- **Appointment of new Vice President Officer Position**

Aaron made the motion to appoint Yehuda Palgon as the new Vice President, Colette seconded the motion, motion passes with all in favor.

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NEXT MEETING

- The next meeting is scheduled for Monday, September 09, 2024 at 6:00 PM, via virtual meeting.

ADJOURNMENT 6:28 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.