

Riverhaven Homeowners Association

Board of Directors Meeting Minutes

Date: January 13, 2025
Time: 6:00 PM
Location: Virtual Meeting / Webex

CALL TO ORDER: The meeting was called to order at 6:00 PM

ROLL CALL

Board of Directors: Aaron Steele, President (Present)
Yehuda Palgon, Vice President (Present)
Colette Adams, Treasurer (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 November 11, 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 November 2024

- Alliance Bank Operating Balance \$133,327.66
- Alliance Bank – Reserve Balance..... \$187,040.55
- Prepaid Assessments \$34,315.69
- Delinquent Assessments..... \$9,900.64

MOTION: To accept the financial report(s) for November 2024 as submitted.

Colette made the motion, to accept the financials for November 2024, Yehuda, seconded, motion passes with all in favor.

COMMITTEE REPORTS

- Landscape Committee
- Homeless Camps

DESIGN REQUEST REVIEW

- None

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

OLD BUSINESS

- No old business to discuss

NEW BUSINESS

- **Ratify the unanimous approval to pay invoice #10164 from Smith & Wamsley.**
Aaron made the motion to ratify the approval to pay invoice #10164, Yehuda, Seconded, motion passes with all in favor.
 - **2025 Annual Meeting Details**
 - Date: March 17, 2025
 - Time: 6:00 PM
 - Location: Virtual meeting
 - **Call for Candidates Draft Post Card**
 - Add following language to Call for Candidates Notice
- Board members are required to comply and register for a FinCen ID and provide the ID number to Cadden for filing purposes.

This federal law requires businesses and organizations to report beneficial ownership information to the United States Treasury's Financial Crimes Enforcement Network and is designed to capture more information about the ownership of specific entities operating in or accessing the United States marketplace.

The Corporate Transparency Act requires domestic reporting companies such as corporations, limited liability partnerships, not-for-profit corporations and any other entity, created by the filing of a document with the secretary of state, or any similar office under the laws of the state, to comply with its reporting requirements. This includes community associations as they are organized as a business entity.

- **Potential Candidates Interested in a Board Position**
 - Christina (Tina) Woehr
 - Lori Frey
 - Jacob Stone

Aaron made the motion to appoint Tina onto the Board, Colette, Seconded, motion passes with all in favor.
Aaron made the motion to appoint Lori onto the Board, Yehuda, Seconded, motion passes with all in favor.
Aaron made the motion to appoint Jacob onto the Board, Yehuda, Seconded, motion passes with all in favor.

NEXT MEETING

- The next meeting is scheduled for Monday, March 17, 2025 at 6:00 PM, via virtual meeting.

ADJOURNMENT 6:24 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.