

# Riverhaven Homeowners Association

## Board of Directors Meeting Minutes

**Date:** March 17, 2025  
**Time:** Following the Annual Meeting  
**Location:** Virtual Meeting / Webex

**CALL TO ORDER:** The meeting was called to order at 6:40 PM

### ROLL CALL

Board of Directors: Aaron Steele, President (Present)  
Yehuda Palgon, Vice President (Present)  
Colette Adams, Treasurer/Secretary (Present)  
Christina Woehr, Director (Present)  
Jacob Stone, Director (Present)  
Lori Frey, Director (Present)

Management  
Representative: Jose Becerra, Cadden Community Management

**QUORUM** (Requirement is four (4) Directors)  
A quorum of the Board of Directors must be present to conduct a lawful meeting.

### HOMEOWNER INPUT

### APPROVAL OF MEETING MINUTES

**MOTION:** To approve the following January 13, 2025 Board of Directors meeting minutes as submitted. **Aaron made the motion to approve the January 13, 2025 meeting minutes, Yehuda, seconded, motion passes with majority vote. (tina abstained)**

### OFFICER REPORTS

- President's Report
- Treasurer's Report

#### Financial Report for the period ending December 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

#### Financial Report for the period ending January 2025

- Alliance Bank Operating Balance ..... \$153,146.04
- Alliance Bank – Reserve Balance..... \$184,525.52
- Prepaid Assessments ..... \$43,827.54
- Delinquent Assessments..... \$11,457.04

**Financial Report for the period ending February 2025**

- Alliance Bank Operating Balance ..... \$144,098.38
- Alliance Bank – Reserve Balance..... \$185,760.09
- Prepaid Assessments ..... \$45,180.54
- Delinquent Assessments..... \$9,586.04

**MOTION:** To accept the financial report(s) for December 2024 – February 2025 as submitted.

**Aaron made the motion, to accept the financials for December 2024 – February 2025, 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**

- **Motion to ratify irrigation repairs estimate from Brightview.**  
**Aaron made the motion, Yehuda, seconded, motion passes with all in favor.**
- **Vantaca Board Member Portal**
- **Corporate Transparency Act (CTA): UPDATE**
  - Reporting Requirements Reinstated by Federal Court
    - FinCEN Deadline Extension March 21, 2025
  - Feel free to follow this [LINK](#) to read the most recent updates on this matter from CAI’s website.

**NEXT MEETING**

- The next meeting is scheduled for Monday, May 12, 2025 at 6:00 PM, via virtual meeting.

**ADJOURNMENT 6:48 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.*