

Riverhaven Homeowners Association

Board of Directors Meeting Minutes

Date: November 11, 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)
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 September 09, 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 August 2024

- Alliance Bank Operating Balance \$133,853.22
- Alliance Bank – Reserve Balance..... \$176,697.75
- Prepaid Assessments \$35,804.49
- Delinquent Assessments..... \$7,332.24

Financial Report for the period ending September 2024

- Alliance Bank Operating Balance \$137,182.07
- Alliance Bank – Reserve Balance..... \$180,538.73
- Prepaid Assessments \$54,223.29
- Delinquent Assessments..... \$6,636.44

Financial Report for the period ending October 2024

- Alliance Bank Operating Balance \$146,749.40
- Alliance Bank – Reserve Balance..... \$183,592.53
- Prepaid Assessments \$33,506.89
- Delinquent Assessments..... \$10,772.04

MOTION: To accept the financial report(s) for August - October 2024 as submitted.

Colette made the motion, to accept the financials for August - October 2024, Aaron, seconded, motion passes with all in favor.

COMMITTEE REPORTS

- Landscape Committee
- Homeless Camps

DESIGN REQUEST REVIEW

- Exterior paint request submitted
 - Lot W41

Aaron motion to approve the exterior paint request, Colette, seconded, motion passes with all in favor.

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

OLD BUSINESS

- **Sperlonga: UPDATE**
 - Credit Report Monitoring System Program.
 - Cost is \$30 per month per delinquent account.
- **Corporate Transparency Act (CTA): REMINDER**
 - Submit FinCEN ID numbers.

NEW BUSINESS

- **Ratify the unanimous approval made via email for the midifications to the Eruv conditions as put forth by association attorney.**
Aaron made the motion to ratify approval made via email, Yehuda, seconded, motion passes with all in favor.
- **Ratify the unanimous approval made via email for the proposed irrigation repairs from Brightview.**
Aaron made the motion to ratify approval made via email, Yehuda, seconded, motion passes with all in favor.
- **Ratify the unanimous approval made at the budget meeting Ocotber 21, 2024 to approve the 2025 draft budget.**
Aaron made the motion to ratify approval made on October 21, 2024 budget meeting, Colette, seconded, motion passes with all in favor.
- **Meeting Dates for 2025**
 - January 13th (already approved)
 - March 17th (annual meeting, always on 3rd Monday)
 - May 12th
 - July 14th
 - September 8th
 - October 20th (Budget meeting)
 - November 10th
 - January 12th 2026**Aaron made a motion to approve 2025 meeting dates, Yehuda, seconded and motion passes with all in favor.**
- **Presidents Message Reminder – Provided in a separate document**
 - Vantaca Board Letter
 - Cadden Connect Advantages
 - Vantaca Portal

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- Vantaca Board member training
- **2025 Budget Final Version**
- **Eruv: Discussion**
- **Common Area Concerns/Suggestions**
 - Red paint on a corner near Sierra Springs
Gate welded shut was cut open again

NEXT MEETING

- The next meeting is scheduled for Monday, January 13, 2025 at 6:00 PM, via virtual meeting.

ADJOURNMENT 6:36 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.