

# Riverhaven Homeowners Association

## Board of Directors Meeting Minutes

**Date:** May 12, 2025  
**Time:** 6:00 PM  
**Location:** Virtual Meeting / Webex

**CALL TO ORDER:** The meeting was called to order at 6:05 PM

### ROLL CALL

Board of Directors: Aaron Steele, President (Present)  
Yehuda Palgon, Vice President (Absent)  
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 March 17, 2025 Board of Directors meeting minutes as submitted. **Aaron made the motion to approve the March 17, 2025 meeting minutes, Jacob, seconded, motion passes with all in favor.**

### OFFICER REPORTS

- President's Report
- Treasurer's Report

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

- Alliance Bank Operating Balance ..... \$154,643.32
- Alliance Bank – Reserve Balance..... \$186,210.33
- Prepaid Assessments ..... \$64,366.74
- Delinquent Assessments..... \$8,002.44

**MOTION:** To accept the financial report(s) for March 2025 as submitted.  
**Colette made the motion, to accept the financials for March 2025, Aaron, seconded, motion passes with all in favor.**

### COMMITTEE REPORTS

- Landscape Committee
- Homeless Camps

#### DESIGN REQUEST REVIEW

- **Solar Panel Request – Solar Electric System to be mounted on the roof**  
Aaron made the motion to approve, Colette, seconded, motion passes with all in favor.
- **Landscape – Adding drought tolerant desert cassias and San Pedro cactus and agave**  
Aaron made the motion to approve, Colette, seconded, motion passes with all in favor.
- **Painting Request: 4181 E Deer Dancer**  
Aaron made the motion to approve, Colette, seconded, 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 Approval of the Removal of the Dead Palo Verde Tree**  
Aaron made the motion to approve the ratification of \$455.00 estimate, Jacob, seconded, motion passes with all in favor.
- **Brightview Landscape Proposal**
  - SO# 8660864  
24 inch tree replacement – Install a new desert willow tree in place of the dead Palo Verde tree in the common area along/close to Paradise Falls.  
Total - \$576.44  
Aaron made the motion to approve, Colette, seconded, motion passes with all in favor.
  - Proposal #1024283  
Tree Maintenance – Total \$9,220.00  
Aaron made the motion to approve, Colette, seconded, motion passes with all in favor.
  - Added – Valve replacement \$507.02  
Aaron made the motion to approve, Colette, seconded, motion passes with all in favor.
- **Solicitors in the Community**
- **Community Improvement Ideas**
  - Entertainment Options – Homeowner request to add a series of Disc Golf baskets to the paved walking path that goes around the community.

#### NEXT MEETING

- The next meeting is scheduled for Monday, July 14, 2025 at 6:00 PM, via virtual meeting.

#### ADJOURNMENT 6:41 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.*