

# Riverhaven Homeowners Association

## Board of Directors Meeting Minutes

**Date:** July 14, 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 (Present)  
Colette Adams, Treasurer/Secretary (Present)  
Christina Woehr, Director (Present)  
Jacob Stone, Director (Absent)  
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 May 12, 2025 Board of Directors meeting minutes as submitted. **Aaron made the motion to approve the May 12, 2025 meeting minutes, Yehuda, seconded, motion passes with all in favor.**

### OFFICER REPORTS

- President's Report
- Treasurer's Report

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

- Alliance Bank Operating Balance ..... \$155,061.08
- Alliance Bank – Reserve Balance..... \$190,964.35
- Prepaid Assessments ..... \$34,918.54
- Delinquent Assessments..... \$11,452.50

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

- Alliance Bank Operating Balance ..... \$142,297.45
- Alliance Bank – Reserve Balance..... \$194,099.55
- Prepaid Assessments ..... \$35,696.54
- Delinquent Assessments..... \$9,464.50

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

- Alliance Bank Operating Balance ..... \$146,694.62
- Alliance Bank – Reserve Balance..... \$197,821.37

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- Prepaid Assessments ..... \$53,894.75
- Delinquent Assessments..... \$8,271.93

**MOTION:** To accept the financial report(s) for April – June 2025, as submitted.

**Colette made the motion, to accept the financials from April – June 2025, Aaron, seconded, motion passes with all in favor.**

**COMMITTEE REPORTS**

- Landscape Committee
- Homeless Camps
  - Use legal resources to research more about the Associations stance regarding homeless camps near the Riverhaven Community, not to exceed \$300.00 in legal expenses.

**DESIGN REQUEST REVIEW**

- **3408 N River Rapids Dr | Request Type: Window AC unit**  
**Aaron made the motion to deny the request to install a window AC unit, Colette, seconded, motion passes with majority vote. Tina abstains.**

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

**OLD BUSINESS**

- One of the curbs to paint red was completed.

**NEW BUSINESS**

- **Ratify the approval to move forward with the irrigation repairs for SO# 8694531 (\$640.18) from Brightview, via email.**  
**Aaron made the motion to ratify the approval, Yehuda, seconded, motion passes with all in favor.**
- **Brightview Landscape Proposal**
  - Locks and Hasps to secure lids for all 24 vavles SO 8709710**Aaron made the motion to approve the service order up to 8 locks, but will start with two locks before purchasing more, Yehuda seconded, motion passes with all in favor.**

**NEXT MEETING**

- The next meeting is scheduled for Monday, September 08, 2025 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.*