

River Place Residential Community Association, Inc.
Meeting Minutes
August 25, 2020 6:00 P.M.

Date: Tuesday August 25, 2020

Place: Conference Call

Meeting call to order: 6:04pm

Attendance: Jennifer Mutschler, Randall Jaimeson, Jo Anne Hargraves, Bob Almand, Gavin McBryde, Ivar Rachkind, Tim Mattox, David Vodges, John Gillis, & on behalf of CMA Amber Reyes and Peggy Kuhns

Executive Session

1. 3 homeowners addressed the board. No decisions were made during executive session.
2. Adjournment: 6:49

Open Session

1. Call to order at 6:59 pm by Jennifer
2. There were 11 homeowner attendees on the call
3. Gavin motioned to approve the July Meeting Minutes, second motion from Ivar, motion carried unanimously.
4. Financial review presented – Ivar explains we have a surplus on income and are running ahead of budget on expenses due to lack of activities during COVID. Ivar took a motion for the board to authorize him as the sole approver for HOA expenses up to \$2k. This was done previously and needed to be ratified with the newer board members. Tim approved, Jennifer seconds, and decision was unanimous. Board accepts financials as presented
5. Jennifer discussed her campaign for city council and how her plans as an official would benefit the community. The board discussed hosting a forum with other communities for the 4 candidates. Amber to get with John Gillis on plan of action.
6. Online voting for the 2020 Annual Meeting was reviewed. A quote was given to the board ranging from \$1,102-\$1,527 depending on different options the board wishes to add. Tim Mattox makes a motion to approve, Ivar seconds, and motion carried unanimously.
7. The board requested that the marquee be updated at the entrance of the community requesting email addresses. They would also like information posted on the website and requested Amber connect with Randall for specific wording to be used.
8. Short term rentals were discussed. Legal council drafted a red line document that could be added to the CCR's, but would need to be voted upon by the community and receive a 67% approval. The board wished to discuss other options. Homeowner on call addressed the board with some ideas he has utilized to make rentals less of a nuisance and other successful tips. Bob Almand is to connect with homeowner and update board at the September 2020 meeting.
9. Joanne gave an update on the road closure along River Place Blvd. Board would like marquee to have information regarding this. Joanne to provide Amber with specific wording.
10. Amber presented information to the board about her findings in the reserve study and believing the fence along Big View and River Place Blvd should be added as an asset to the community and funded by the reserve fund. The board took a motion to approve having the reserve study

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updated with Reserve Advisors. Jennifer approved the motion, David seconds, and motion passed unanimously.

11. Adjournment: Motion taken by Jennifer, second by Tim. Meeting adjourned at 7:56 PM