

RIVER PLACE RESIDENTIAL COMMUNITY ASSOCIATION 2021 ANNUAL MEETING MINTUES

David Vogdes, Board President called the 2021 Annual meeting to order at 6 p.m. Quorum was confirmed. Board member in attendance were introduced: Tim Mattox, Gavin McBryde, John Gillis, & JoAnne Hargraves. CMA was represented by Lu Fonteno, Carrie Foran and Peggy Kuhns.

Certified Management certified the annual meeting notice.

PRIOR MEETING MINTUES:

Tim Mattox motioned to approve the 2020 annual meeting minutes as written. Seconded by David Vogdes. Motion Carried.

PRESIDENT REPORT:

David Vogdes provided the president's report:

- Safety remains our main focus. The Board continues to work with the LD providing additional patrols in the community to control speeding and deter crime as virtually no support from TCSO and APD. Board is looking into some technology solutions to assist in solving speeding concerns.
- Urban Dirt is our new landscape vendor. Major progress has been made to the entrance and fountains after the road construction. We continue to work with them on other areas of concerns.
- Community social events made a limited return in 2021 and hope to have more in 2022.
- Power washing took place for the concrete fencing along River Place Blvd.
- Board is working to improve communication to the residents as it relates to issues brought before the board.
- Entrance improvements to continue in 2022 to have River Place be a marque style entrance.

TREASURER'S REPORT - Tim Mattox provided the Treasurer's Report:

We are projecting to end the 2021 year with a deficit of approximately \$37,000, resulting from a combination of higher income from items not normally budgeted, higher home sales than expected, and higher than budgeted expenses due primarily to repairs after the Big Freeze. Additionally, we will have spent over \$187,000 on landscape reinstatement at, and improvements to, the entrance following the reconstruction of the junction of River Place Blvd and FM2222. We project cash and reserves to stand at approximately \$267,000. Year-End Financial will be available on website in late January

The Board approved a Financial Budget for 2022 at the October monthly meeting. The budget assumes an increase in several expense lines when compared to 2021 spend. To partially offset the increased expenses the annual dues will be increased by \$35 to \$295, which, nonetheless, will drive a projected deficit of just under \$58,000 to be funded from reserves. We do not expect further project expense in entrance landscaping improvements. A copy of the 2022 budget is included in your handout and will be posted on the HOA website. We expect that dues for 2023 will also have to be increased to balance the budget and cover expected incremental security expenses.

COMMITTEE UPDATES:

- Landscape Committee: JoAnn Hargraves: We are on tract for improvements after roadwork at entrance with the installation of shrubbery. Entire project to be completed in Spring 2023.

ELECTION OF DIRECTORS- David Vogdes

- The results of the online voting are as follows: JoAnne Hargraves, Bob Almand and John Gillis have been re-elected to the Board. We received 398 total votes which is just shy of 35% of our community using the online voting platform. Congratulations all.

OPEN FORUM

- The need for improvement in communication to new residents: better information/direction needed for trail access; website information, map of River Place, Social events, etc.

ADJOURNMENT:

With no further business to discuss; JoAnn Hargraves motioned to adjourn at 6:23 p.m., Seconded by Tim Mattox. Motion carried.