

# River Place Residential Community Association, Inc.

Tuesday, November 17, 2021

River Place Country Club

4207 River Place Blvd.

The meeting was called to order at 4:43 p.m. by David Vogdes. Board members in attendance were: Tim Mattox, John Gillis, Gavin McBryde and JoAnn Hargraves. Lu Fonteno, Peggy Kuhns and Carrie Foran with CMA was present.

## Action from Executive Session:

Tim Mattox will response to Owner regarding indemnification request at Panther Hollow Bridge

Open Session – Entered open session at 4:51 p.m.

## Homeowner Forum:

No Owners present

## Approval of Prior Minutes

**Motion made by Tim Mattox to approve the minutes of the 10.26.2021 regular board meeting with the following change – “.. manager to meet vs. met”. JoAnn Hargrave seconded. Motion carried unanimously.**

## Financial Review:

Tim Mattox provided the financial review in Ivar’s absence. A deficit of approximately \$37,000 is anticipated at year end resulting in higher than budged expenses due primarily to the maintenance repairs after the February Freeze.

## New Business:

- Smartwebs Resident Portal was discussed. **John Gillis made motion to have CMA move forward with the roll out of the resident portal to the owners. Gavin McBryde seconded. Motion carried unanimously.**
- 2022 Budget was approved at last meeting with increase in assessment. Ivar to write up communication on the increase to be distributed to owners via email and sent with billing statements if necessary.
- CMA to provide the board access to Smartwebs to have ability to review violation status of owners to be able to answer questions directed to the board directly.
- Security – Discussion on possible electronic monitoring system and completing a survey to the community. Gavin and John to work on survey and present to board.
- Task List Update: Board agreed to changes for the task list and those will be communicated to manager.

Adjournment – Meeting was adjourned at 5.45 p.m.

