

**HOA Board Meeting Agenda
Riverview Civic Center
September 11, 2008**

- I. Board Member Roll
 - Called to order at 7:05 PM by Marci Martin, President
 - All board members in attendance: Denise Briggs, Rob Fisher, Cliff Reiss, John Cirello
 - Homeowners present 8803, 8805, 8924

- II. Approval of Minutes of Meeting held on July 10, 2008 and meeting of August 30, 2008. Motions to suspend reading and approve minutes JC, 2nd RF all aye

- III. Treasurer's Report
 - YTD Expenses \$14,345.35
 - YTD Revenues \$13,186.69
 - Bank Balances
 - Checking \$4,684.06
 - Savings \$8,585.02
 - Motion to approve DB, 2nd RF, all aye

- IV. Report of Standing Committees
 - Architecture Committee Report –Denise Briggs
 - As of September 9, 2008 a total of 9 requests for home improvements have been approved. There has been 1 denial. (Report from Denise Briggs attached.)
 - Rob Fisher reminded everyone that a separate meeting of the ACC should be held in as soon as possible.

- V. Ad Hoc Committee Reports
 - Arbitration Committee – Claire Martinez, Rick Cochran, Mike DeBaun – No report.
 - Fine Committee - none
 - Other – none

- VI. Old Business
 - ACHOA Foreclosure on Properties with Unpaid Assessments
 - We have not received word from the attorney as yet on the cost of foreclosure proceedings..
 - Violations
 - None. Courtesy letters have been sent out to some homeowners and we will tour the area again next month
 - Landscape Maintenance and beautification
 - Perennials have been planted and bill will be sent. Drip system will be removed
 - Update on CC&R Amendments

- Rob Fisher explained new amendments.
- Notices will be sent to all homeowners with conforming sheds or storm doors to grandfather them in – they will be asked to apply for a written ACC approval if they do not already have one.
- Rob Fisher reminded everyone that a separate meeting of the ACC should be held
- Insurance Coverage - no updates
- Financial forecast
 - The Board will spend about \$21,400 this year. A forecast for next year will be made as required and sent to owners before the Annual Meeting
- Dues increase for 2009
 - Homeowners should expect a \$35 to \$50 increase for next year. A full forecast will be made at the next meeting. It was cautioned that all this will be dependent upon dues being paid on time

VII. New Business

- Elections
 - November 13'th date is set
 - Anyone wishing to run for office should have their name in by October 10'th with their resume
 - Ballots will go out by October 26'th
- Hand delivery of future mailings..
 - Board agreed to hand deliver mailings, in order to save cost.
- Using community volunteers
 - Discussion held and Board will look into this further
- Board/Volunteer “Thank You” opportunities
 - Cliff and Marci for cleaning pond.
 - Ron Delsavio for cutting grass at vacant house
 - Denise for hand watering entrance

VIII. Open Discussion to Community

Discussion took place on many subjects including back flow notices and color book

IX. Next Meeting and Adjourn

Next meeting will be November 13th

Adjournment at 8:19 PM. Motion RF, 2nd DB all aye