**River Ridge Home Owners Association**

**10th Annual HOA Meeting Notes**

**Wednesday, February 12, 2020**

1. The meeting was called to order at 6:02 pm.

2. Proof of meeting announcement was produced.

3. A quorum (5% of units = 4) was confirmed with 17 units represented and 2 proxies.

4. Minutes from the 2019 River Ridge Annual Homeowners Association meeting were reviewed. Melanie Stonecipher made a motion to approve; Drew Armstrong seconded the motion. There was no further discussion, and the minutes were approved unanimously.

5. Cash flow $20,898.16 Reserve Account $150,652.70

6. 2019 projects:

 a. Painting started in 2018 and completed in 2019 b. Screens were replaced

 c. Fences were repaired and painted d. Reroof the road sign completed

 e. Repaired pool pump house after the fire. Owner was charged the cost of the repair.

f. Other projects: K2Share (the building behind our complex) won’t agree that the water draining into our parking lot is coming from them. Beal properties had attorneys contact them. The City has tried to fix the leaking pipe. We are still checking on the situation.

7. 2020 projects:

a. Replace LED lights in parking lots

b. Lawn crew mulch and place flowers by the entrance

c. Buy pool furniture

d. Replace or remove waterfall

e. Power wash the walls at the entrance.

8. Toni Myers presented the 2020 Budget. Toni proposed that we increase the dues $5. $5 x 82units x 12months = $4920. This will increase our operating income to work with our proposed budget. Tina Berckenhoff made a motion to approve the Budget; Melody Jerpseth seconded this motion. The motion was approved unanimously. Increase in dues will begin April 1st.

9. Comparable Listings in 2020 - average $162,875 in 214 days.

10. Certificate of Insurance was included in HOA packet. Contact insurance company directly if your mortgage company is requesting a copy with your name listed.

11. Homeowner discussion:

Unit #1704 gutter overflowing & dead bush (Don’t think they painted it in the back).

Unit #2102 2101 pest control for maybe the whole complex about $100 each month.

Unit #1304 gutter leaks straight down between the two buildings which will wash away the mulch etc.

Melanie Stonecipher reported the concrete in the backyard is breaking up.

Unit #2001 expansion joint needs to be replaced.

Unit #1706 entrance has a huge crack and chunk missing.

Stacie with Beal Properties walks property twice a month. She is concerned with Violations of rules and regulations. Beal Properties and the HOA board members request owners or tenants to inform management of specific violations.

1. Specific question: “Do we want to ask units to remove a cross or sign?” – notify the owner that holes have been put into HOA property and that repairing the hole is required when the tenant or owner sells.
2. Specific question: “Do we want to get a unit to remove tarps?” Yes
3. Suggestion to landlords: Have tenants sign the rules and regulations. Maybe remind tenants by delivering rules and regulations on each front door and email to owner.

12. By Laws state that election of officers for president is for 3 years, secretary for 2 years, and 1 year for board members. Melanie Stonecipher made a motion to continue with the current board members and Drew Armstrong 2nd the motion. The motion unanimously passed.

Alton Ofczarzak continues for 1 more year, 2020.

Tina Berckenhoff continues for 2 more years, 2020 & 2021.

Melody Jerpseth & Beverly Schafer will continue for another 1 year, 2020.

13. Toni Meyers completed the annual meeting Alton Ofczarzak made a motion & Melanie Jerpseth 2nd the motion to adjourn the meeting. The meeting was adjourned at 7:06 pm.

Respectfully submitted, Tina Berckenhoff, Secretary/Treasurer