

**RIVERBANK HOA
ANNUAL MEETING MINUTES
05-25-2023 @ 6:30 PM
CLUBHOUSE**

The secretary, Lynn Van Zandt, reported that there were twenty-three households represented, sixteen proxies and nineteen attendees, so the threshold for a quorum was met [twenty-one out of forty-one households is required for a quorum].

[The actual number of attendees was twenty-three, but for purposes of the sports court vote, four of the attendees deferred to their proxy].

	TOPIC	DISCUSSION	Presenter
1.	A. Call to Order B. Ground Rules C. Agenda Recap	<u>A.</u> The meeting was called to order at 6:40 PM by the Chair. <u>B.</u> A reminder to be respectful, don't talk over anyone, and try to keep your remarks short. <u>C.</u> Briefly discussed the agenda.	Laura Christiansen, Chair
2.	Work Party	Partial list of work to be done. A. Remove broken concrete B. Lay pavers C. Finish bathroom 1. Repair the hole in the floor 2. Reattach the toilet paper holder 3. Finish trim around the vanity D. Clean clubhouse E. Paint bus stop	Laura Christiansen
3.	Financials A. FY23 B. Past due accounts C. FY24	<u>A.</u> The wrap-up of FY23 [July 01, 2022, through June 30, 2023] was presented We are on budget and have started a designated reserve fund [required by Oregon statute]. <u>B.</u> There are five households in arrears, two long-term and three who are a year behind. <u>C.</u> The proposed FY24 budget was presented with no increase in the annual dues.	Joe Bowers, treasurer.
4.	Sports Courts Repair Special Assessment A. New bid overview	The new, lower, bid was presented along with the reduced assessment as a result. There was discussion about the new configuration that would include	Laura Christiansen

	<p>B. \$975 to \$550 per household</p> <p>C. Full-size basketball</p> <p>D. Tennis court</p> <p>E. Pickleball court</p> <p>F. Questions from neighbors</p> <p>G. Vote</p>	<p>pickleball, a full-size basketball court, and tennis. There were also some questions about upkeep and maintenance and the best way to preserve the courts.</p> <p>The vote was then held and the results were: 24 in favor and 11 against [proxy votes were 11 for and 5 against; attendees' votes were 13 for and 6 against].</p>	
5.	New Business	Steve Houseworth offered to do a website for the HOA which was met with enthusiastic approval	
6.	Board of Directors Election	<p>There were two open positions for the Board of Directors. The nominees were John Carnathan and Steve Houseworth. There were no further nominations from the floor. The nominations were closed and seconded and the vote was unanimous. Please welcome your 2023/2024 Board of Directors! Thank you for volunteering to serve.</p> <ul style="list-style-type: none"> - John Carnathan, term expires May 2025 - Laura Christiansen, term expires May 2024 - Steve Houseworth, term expires May 2025 - Justin Martin, term expires May 2024 - Cornelia Seigneur, term expires May 2024 	
7.	Adjournment	The meeting was adjourned at 7: 41 PM by the Chair.	Laura Christiansen