

Minutes Riverbank HOA  
10/14/2024 Special Board Meeting

For purposes of establishing a quorum, all attendees signed in

- 15 households attended
- 6 proxies returned
- 21 needed for quorum

## **I INTRODUCTIONS**

Steve Houseworth opened the meeting and handed it over to Liz Hammack.

Liz went over the minutes of the 8/22 special board meeting.

- the purpose was to elect a board
- insufficient number present for a quorum
- Steve Houseworth (Chair) and John Carnathan (Treasurer) will continue until there is a board

Liz reviewed meeting agenda (attached)

Introduced board

- John Carnathan, current treasurer
- Sue Barton-Venner
- Steve Houseworth
- Liz Hammack

## **II OLD BUSINESS**

Bus shelter repair- John

Damage to the bus shelter that resulted from a school bus colliding with it has been repaired by John Carnathan and Bob Rouse, with the repairs, both materials and labor, paid by the bus company. Thank you to John for investigating and presenting evidence (height of the impact and yellow paint at that point) to the bus company that the damage was done by a school bus.

Update on HOA Membership - Liz

- HOA membership was investigated in order to collect past due dues
- membership is established by deed
- if not on homeowners deed, cannot collect dues

History of Riverbank HOA

- Riverbank 1, 2, and 3
- Riverbank 3 never legally brought in

New Quorum Numbers - Liz

- 4 homeowners of Riverbank 3 have opted out of the HOA
  - new quorum will be 19 members
- extended discussion of HOA membership and legal documents ensued
- sufficient number attending to have a quorum under old numbers

#### Treasurers Report - John Carnathan

- Checking account total month end balance: \$13,181.74
- Annual Budget 11,049.00  
includes \$2,400 reserve
- Total Reserves 6,776.19
- 6 households have not paid dues this year

#### Clubhouse Code update - Steve

- It has become evident that the clubhouse code needs to be changed occasionally. When that change arises, the new code will be sent to all members via email. The new code for this current re-set will be the clubhouse address.

#### Social Committee

- The social committee is comprised of Joanne Houseworth, Liz Hammack, and Sue Barton-Venner
- There will be a Halloween themed happy hour/social gathering on October 24.
- All are encouraged to come in costume, including pets
- Light snacks, wine, hot chocolate, and adult hot chocolate will be served
- apple bobbing for the kiddos
- prizes for best costume and apple bobbers

### III NEW BUSINESS

#### Board resignations

- Because Steve Houseworth and John Carnathan are not deeded members of the Riverbank HOA, both are resigning from the board (Article V, Sec 5.3)

#### Review eligibility to serve on board

- must be a deeded member of the HOA

#### Board nominations:

- Liz Hammack
- Sue Barton-Venner
- Chris Seigneur
- Alison Smith
- Gordon Rabing
- (Liz Hammack, #1; Sue Barton-Venner, #3; Chris Seigneur, #2; Alison Smith, #4; Gordon Rabing, #5)

#### Vote for Board Members

- Voting was conducted by raised hand.
- Each nominee was approved unanimously

#### Date of Board Meeting to name the Officers:

- Announced as: mThursday, November 18, 2024 at 7:00 PM, but due to several conflicts with a new Board Member, meeting was held October 22, 2024. This meets the 10 day time limit.

No additional new business

Meeting adjourned

No additional new business

Approved by all Board Members