

RIVERBANK HOA BOARD MEETING
10/22/2024

Call to order:

The meeting was called to order by Steve Houseworth. Those in attendance were:

Sue Barton-Venner
Liz Hammack
Steve Houseworth
Gordon Rabing
Chris Seigneur
Alison Smith

Introduction of new board members:

The new board members (Sue Barton-Venner, Liz Hammack, Gordon Rabing, Chris Seigneur, Alison Smith) introduced themselves and each provided a brief personal summary. Steve Houseworth gave a history of how we discovered that homes in Riverbank 3 and some others may not be in the HOA and the consequent necessity for a new board.

Discussion:

Gordon asked whether a record exists of who is or is not in the HOA and who has or has not paid dues on a regular basis. There is.

Chris added that Paul Hebb never assigned Riverbank 3 to the HOA. Chris believes there are other lines in the "Agreement of Transfer to the HOA" and the "Declarations of Restrictions" that could also include Riverbank 3 in the HOA.

Alison raised the question of cost for an attorney to determine the HOA status of homeowners.

Establish ground rules for meetings:

- Roberts Rules of Order will be followed
- The Board will set quarterly as a minimum meeting schedule
- Additional meetings may be called as needed
- Committees will meet separately

Election of Officers, handover comments/advice from Steve:

- Liz Hammack nominated, seconded, and unanimously approved as President
- Sue Barton-Venner nominated, seconded, and unanimously approved as Secretary
- Chris Seigneur nominated, seconded, and unanimously approved as Treasurer
- Alison Smith and Gordon Rabing will serve at large

Steve's recommendations included:

- The Board be familiar with the ORS 094 statutes which cover rules about giving HOA members Notice of Meetings, closed meetings, voting, and meeting notice to Board members, etc.

- Obtaining bids for the Common Area landscape maintenance OR contract with a neighbor who offered to do maintenance at a very reasonable price.
- Follow up on collections protocol document and be prepared to use Small Claims Court
- Web Page may be a topic of discussion as well as email to/for Board Members.

Review and approve minutes from Special Meeting:

- This is done via email

Review and approve the Budget:

- John Carnathan sent a copy of the annual budget, and the record of the households paid and unpaid
- the budget was approved

Goals for the year/term:

- Investigate whether Hebbs/Hebb Trust may be responsible for costs to transfer Riverbank 3 to the HOA
- Finish collection protocol document
- Establish maintenance of website
- Obtain bids for Common Area Landscape maintenance
- Winter storage of Pickleball net (Chris and Sue)

Formation of Committees to meet our goals:

- No committees were formed

Meeting was adjourned at 7:40 PM

Approved by Board of Directors.