

**RIVERBANK HOA
BOARD OF DIRECTORS
MEETING MINUTES
08-01-2022 – 7:00 pm
CLUBHOUSE**

PRESENT

Cornelia Seigneur, Chair
Laura Christiansen, Vice-Chair
Joe Bowers, Treasurer

Justin Martin
Lynn Van Zandt, Secretary

	TOPIC	DISCUSSION	ACTION
1.	Call to Order	Cornelia Seigneur called the meeting to order at 7:03 PM	
2.	Review of previous minutes: 07-21-2022	Tabled	
3.	Business from Annual Meeting	<p>A. Sports Courts</p> <ul style="list-style-type: none">▪ Discussion about reactions from neighbors; some neighbors shared with Cornelia that they didn't have a chance to speak; per Joe, some who were opposed softened their stance after the meeting.▪ Sweat equity was discussed and dismissed because where do you make up the funds? Also, how do you determine the worth of someone's sweat equity?▪ Joe's thoughts:<ul style="list-style-type: none">○ Go for the full assessment; \$875.○ A softer approach would be along the lines of a fundraiser, i.e., this is what we need from each household, if you give less or can give more that would be great. Then we have a 'goal board' (similar to a blood drive) and send emails out periodically letting everyone know of our progress. If we don't raise enough to repair the courts then we can either hit everyone with the full assessment or refund the money raised, lock the courts, and let the courts go to ruin.	

	<ul style="list-style-type: none"> ○ Discussion about the current safety issues on the courts, mainly tripping hazards. ○ Justin would not be in favor of the "soft" option. Didn't the budget we approved allow for general upkeep? Joe: The current budget has money for annual maintenance of the courts once they are brought up to standard. The current budget also has reserves of \$6,000 for every five/six years for court maintenance, however, the guy Joe has been talking to recommends yearly at a cost of about \$1,500-\$2,000. ○ Joe would be happy to work with people on a house-to-house basis if they cannot pay the full assessment. ○ Cornelia shared an email from Greg Giboney making some suggestions for the courts and the assessment. ○ Cornelia mentioned that John Carnathan said we could do the work ourselves. Several of the board members were against that idea. ▪ Cornelia would like to draft the letter to the neighbors regarding the courts. <ul style="list-style-type: none"> ○ Justin suggested we mention: <ul style="list-style-type: none"> • The majority of neighbors who attended the annual meeting were in favor of the repair to the courts. • There was unanimous approval by your HOA Board of Directors for the project. • The concerns some neighbors had and address those concerns. • The financial concerns of those who would find the assessment burdensome and offer help/alternatives/payment arrangements. • We are considering no other assessments at this time for the sports courts. • Let everyone know we are open to 	<p style="color: red;">Cornelia Seigneur</p>
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	<p>hearing from them about this project.</p> <ul style="list-style-type: none"> ▪ The question was asked if we could get some kind of recognition/plaque/stamping on the court for those who paid more? <p>B. Architectural Committee</p> <ul style="list-style-type: none"> ▪ Feedback to Laura was that as issues arise to address them but not to be the architectural police. <p>C. Follow-up from membership</p> <ul style="list-style-type: none"> ▪ Emails from Gregg Giboney and Al Calcagno were shared. <ul style="list-style-type: none"> ○ Gregg was in support of what the Board is proposing for the sports court ○ Al's was regarding installing programmable thermostats for the baseboard heaters, they attach to the heaters – he indicated he would be willing to do the work ○ John Carnathan also got a quote of a few hundred dollars <ul style="list-style-type: none"> • Joe will ask his electrician for a quote <p>D. September neighborhood get-together</p> <ul style="list-style-type: none"> ▪ 09-10-2022, 6:00 PM Annual HOA party <p>Joe brought up 2nd Friday; he feels somebody needs to be in charge of 2nd Friday and the Annual party, and other get-togethers.</p> <p>Joe will be sending out the bills next Monday [August 8, 2022].</p> <p>Joe asked what should we spend the \$1,000 in Clubhouse maintenance on?</p> <p>[Cornelia had to leave the meeting]</p> <p>Discussion regarding pickleball: separate pickleball courts or restriping the tennis courts to add pickleball lines with portable nets; are the nets the same as for tennis; do we need a full basketball court; is it a fad that will fade, etc.? Initiate a sign-up for pickleball to reserve the court. If pickleball is being played the tennis court would be unusable. Justin is in favor of</p>	<p>Joe will get a quote</p> <p>Joe will send an email asking for suggestions</p>
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		having a full basketball court for future use.	
4.	Next meeting	Laura will let us know.	
5.	Election of Officers	<p>Nominations:</p> <ul style="list-style-type: none"> ▪ Laura Christiansen for the Chair position. ▪ Joe Bowers for the Treasurer position. ▪ Lynn Van Zandt for the Secretary position. ▪ Justin Martin and Cornelia Seigneur for members-at-large. <p>Unanimous vote in favor.</p>	
6.	Adjournment	Meeting adjourned at 8:14 PM	

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