

Riverbank HOA Board Meeting July 28, 2025

Call to Order

Liz called the meeting to order at 6:30. Those in attendance were: Chris Seignor, Sue Barton-Venner, Liz Hammack, Gordon Rabing, and Alison Smith.

The minutes from April 21, meeting were approved. Corrections to the minutes from the July 26, meeting were made and the minutes were approved as amended.

Transferring of duties to Board Members:

Chris Seignor, Treasurer (2 year term)
Sue Barton-Venner, Secretary (1 year remaining on term)
Liz Hammack, Chair (1 year remaining on term)
Gordon Rabing, At Large (1 year remaining on term)
Alison Smith, At Large (2 year term)

Upcoming Expenses and Year's Budget

Discussion regarding projected costs for maintenance of commonly owned areas:

15% increase in electricity costs

Pest Control

Landscape maintenance (\$260/month for 8 months)

Clubhouse maintenance current and projected

\$628 Purchase of new lighting
\$200 Dry rot repair
\$200 Shelves to be installed in storeroom

- Tennis Court maintenance

\$1500 Crack repair (300')

\$950 Pressure washing

- Road maintenance

The private road is being damaged by tree roots.

Ownership of the Fir tree damaging the road needs to be determined

Tree removal estimated cost ;

Arbor Tree Removal bid of \$4050

Wood Removal and stump grinding \$4500

Steve Houseworth has been maintaining the website at no cost to the HOA.

It was agreed that we need to compensate him for his work

\$125 estimated expenditure

Members will be notified that a special assessment will be necessary to remove trees and repair the damage to the road

Reduced Income:

With legal confirmation of the homes that are in the HOA and those that are not, membership in the HOA has been reduced by 8 homes and necessitates an increase in annual dues

Dues increase to \$355 annual dues
Chris will attach a memo to the invoices explaining the budget

Approval of Budget:

Chris moved to approve the budget as proposed
Approval of the budget was seconded and unanimously approved

Meeting was adjourned at 8:03

Minutes were approved in the October 8, 2025 Meeting