

Riverwalk HOA Meeting Minutes
11-13-2025

The meeting was called to order

AGENDA –

- Verification of quorum
 - Review 2025
 - Forward 2026
 - New business / Open discussion
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- **Quorum was confirmed.**
 - **Review 2025**
 - a. Roads – no new activity
 - b. Easements – river and path –
 - c. Ponds – no new activity
 - d. Guest cabins – A and B maintenance updates
 - e. Weeds – had spraying done
 - f. Paths – clean up and SE path
 - g. Website – new activity
 - h. Capital plan –

Roads – no new activity this year.

The plan is to grade and fill every other year.

For 2026, Ken has contacted Spallone Construction and Riverwalk is on their 2026 schedule for work.

Easements – river and path –

This discussion revolves around the easements on the river and impacts on the lot owners on Riverwalk Drive.

The deed was transferred to CPW from the Army Corp

The deed statement is that the easements 5 and 5A are not included, so past Plumley's [lot 8] there is no fishing access

CPW states "Fishing Access Only".

For 2026, Jansen will contact CPW to discuss.

We will share the information learned. And ask that river lot agrees the county rules supersede so "No dogs, No Bikes, Sunrise to Sunset Only." and it can be added that owners share their knowledge/thoughts/concerns.

Ponds – no new activity in 2025

Water testing scheduled for 2026

New fish –

Ken contacted vendor and Riverwalk on their 2026 schedule for new inventory.

Guest cabins – A and B maintenance updates

- **Guest cabin repairs**

Attic water damage - Jansen provided an update. The water damage in B was repaired, the venting hoses from the bathrooms and dryers in both A and B were directed to exhaust outside and not into the attic space, cleaning and mold remediation efforts were completed.

Gutter on front porch roof – sections need to be replaced/repaired. Jansen and his team installed in December. Payment processed in January 2026.

Weeds – had spraying done

Ken contacted vendor and Riverwalk on their 2026 schedule.

Paths – clean up and SE path

Website – new activity

Website update – Ken will have new messages sent to Gmail users again to set up sign on.

Ken will request assistance for ongoing support to update.

Capital plan –

A plan review was completed with the consultant. Findings and proposals were not conclusive or relevant to requirements.

Ken will request assistance for ongoing support to update.

Board elections – terms do not end this year. No elections.

Board Members	Term expires
Erica Vernon	2026
Bill Warga	2026
Ken Oros	2026
Jansen Tredway	2027
Howard Tuthill	2027

- **Board meetings schedule 2026:**

- To be scheduled

- **Tasks plans for 2026.**

- HOA Tasks Checklist / Annual Plan review
- 2024-2025 carryovers
- HOA processes – subcommittees proposals
- Roads
- Fire Mitigation Plan
- Website
- Documents updates
- Southeast Trail
- Ponds
- Guest Cabins – updates to provisions, exterior
- Mail House – updates to exterior, door lock
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Consider Monthly Dues increase to \$90.00 or \$100.00

- Increase proposal is to add funding to capital plan projects
- As of 10/31/2025, the association has \$49,839.36 in bank accounts.

Income –

- At \$90, covers 2026 capital projects and adds funds to reserves

Expenses –

- 2026 Anticipated major expenses for the year are Roads.
With continued review for reductions

Next steps -

- 11/14 - Proposed budget sheets sent to owners
- 12/1 - owners' comments sent back to Ken Oros. Board review
- 12/5 – revised proposal sent to owners for approval vote
- 12/12 – owners vote completed and tabulated
- 1/1/2026 – new budget implemented

**Proposal was sent to owners, but without a majority the proposal was not implemented.
The Board will review options/next steps at their January meeting**

HOA processes – subcommittees proposals

Ken is requesting the creation of subcommittees to assist with tasks. Ken will send requests in January.

- a. Roads
- b. Fire Mitigation Plan
- c. Website
- d. Documents updates

Southeast Trail

- An ongoing discussion. While this was approved by board and owners in 2023, but new board members halted the progress.

Fred Niederer has agreed to continue efforts, looking to obtain materials at no or low cost and doing the construction work. The HOA has paid for culverts for the ditch streams flows.

This effort needs to be addressed by the board for resolution.

Governing documents update.

- a. The updating of the documents will be restarted.
- b. Owners participating – Oros, Tuthill, Warga, Vernon, Neiderer, Livermore and ... ?
- c. Ken will ask owners if they want to be included

Updated Tasks Checklist and Annual Plan documents

- to be reviewed by the board. Ken to send an updated version to board members.

• **New Business– Open Forum**

River access –

Between HOA and Lot 1

A request to consider a pathway to the river.

The board will review for costs

Guest Cabins Storage Shed –

A request to consider storage shed on the guest cabin location.

Ken has asked for estimates from shed vendors

The board will review for costs

Guest Cabins updates –

- Cooking hot plate
- A overhead light
- A & b – seating and table updates

Ken will obtain items

Dog/animal refuse pickups –

A request to consider again refuse pickup bag site.

Ken will message all owners about their responsibility to take care of their pets.

Ponds Access –

A request to delineate pond access.

Ken has asked for surveying work. It will be a spring 2026 effort.

The board will review for costs