

Riverwalk HOA Owners Meeting Minutes
12-11-2024

The meeting was called to order at 5:06 pm.

In attendance: Board: Oros, Neiderer, Vernon, Tuthill. Legal rep: With

OWNERS: Cattles, Pederson, Livermore, Tuthill Lisa, Jansen, Neiderer Lisa, Loken, Pilcher [by proxy],

AGENDA –

- Elections of Board members – 2 members terms are expiring
 - Review 2024
 - 2025 Plans
 - 2025 Budget
 - Open Discussion
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- Board elections –
 - Fred Niederer informed the owners he would be retiring from the Board. We thank Fred for his years serving on the Board and for all his efforts in maintaining and improving our neighborhood.
 - Howard Tuthill and Jansen Tredway were elected as board members
 - Officers will be elected by the Board at their January 2025 meeting
- Website and email messaging –
 - Ken provided an update on these efforts. The website has been updated. Owners should have received an email message creating access to the owners' section. But owners with Gmail accounts have not. There is an issue with Gmail/Google in allowing messaging to accounts when multiple accounts are in the receiving mode. Ken is working with the website provider and Google to resolve.
- Review 2024 – tasks in 2024. Details will be provided in the copy of the presentation deck
 - Roads – grading
 - Ponds – fountain replacements
 - Guest cabins – A and B maintenance updates
 - Weeds
 - Paths
 - Website update
- 2025 Budget - discussion on draft version.
 - Ken provided an update. The proposed budget for 2025 is under review by the Board and will be finalized in January to send to owners for review and comments.
 - Association Dues to remain at \$75 monthly
 - As of 11/30/24 the association has \$44,853 in bank accounts

- Expenses –
- - Anticipated major expenses for the year are Roads. Utilities
- With continued review for reductions
- Capital Reserve Plan –
 - Howard provided an update. He has received two proposals from consultants to provide guidance on creating the plan. The proposals are under review by the Board and will be discussed at the Board January meeting
- 2025 Plans
 - 2025 Initiatives
 - HOA Tasks Checklist / Annual Plan review
 - 2024 HOA Tasks Checklist / Annual Plan carryover
 - HOA processes – subcommittees
 - Roads
 - Ponds
 - Fire Mitigation Plan
 - Guest Cabins – updates to provisions, exterior
 - Mail House – updates to exterior, door lock
 - Update Governing Documents
 - The updating of the documents has started. The committee needs to meet to continue efforts. The date for completing the updates is still TBD depending on the effort. The plan is to review in the committee and make edits, review with legal counsel, present to owners for review and then vote on acceptance.
 - Procedures review of financial procedures
 - Legislative/New Rules Updates
 - Budget Plans
 - Reserve Funds, Audits, Tax Plans
 - Emergency Action Plan
 - Insurance Policies
 - Vendor Contracts
 - Management Plan
 - Annual Calendar
 - Website update

These documents will be reviewed and updated by the Board at their January meeting and then shared with owners.

- Board meetings schedule:
 - JAN, APRIL, JULY, SEPT – dates TBD
 - Owners' Annual Meeting December date TBD