RIVER'S EDGE AT SOUTHMONT
ANNUAL MEMBER MEETING MINUTES
October 17, 2023

Call to Order & Determination of Quorum
Board members present were Denise Davis, Connie Blome, Worthy Cummings, Ben Jensen and Bruce Kolk. RaeAnne Hadley, Community Association Manager with Design HOA attended. The quorum was determined with 24 properties represented in person or by proxy. Denise Davis called the meeting to order at 6:01 pm.

President's Report
Denise Davis gave the President's Report stating the year for the HOA has been quiet. Denise discussed the CD ladder regarding the transition from NuVIsta Credit Union to Edward Jones to make more interest in the money invested. Denise discussed the clean-up day held at the Escape was held on June 3rd. Denise explained that the owners of the UVS subdivision refuse to discuss the septic easement, the board has decided to let things rest for now. The board approved moving forward with the re-platting of the Greenbelt area to separate the Easement lot from the Escape area. That was completed and recorded by the county. Denise explained the board received a termination letter from Source HOA with an effective date of October 31st, 2023. The board had already contacted RaeAnne Hadley about taking over the management contract. RaeAnne established Design HOA immediately and River's Edge became Design's first client. Denise discussed that there wasn't an HOA picnic held this year and asked for volunteers for next year to plan the picnic. Members enjoy the social get-together, but more volunteers are needed to make it happen. Denise thanked the individual volunteers for the Irrigation, Escape and ARB committees. Denise discussed the dues for the upcoming year and explained the board does not anticipate any increase. A meeting packet will be sent out before the Budget Ratification meeting, and she encourages homeowners to review the proposed budget and attend the meeting. Denise concluded her President's Report thanking everyone who had supported her during the past four years she served on the Board. She explained this past year as President had been rewarding and much less stressful than her previous years. She thanked her fellow board members.

Approval of Prior Annual Meeting Minutes
The minutes of the October 22, 2022 Annual Meeting were distributed to the members with the meeting notice. Members waived reading the minutes allowed. Ben Jensen moved to approve the minutes as presented. Worthy Cummings seconded, and all were in favor.

Financial Reports
The financial reports were distributed and reviewed prior to the meeting. Denise asked members for questions. Worthy Cummings moved to accept the financials as presented and Ben Jensen seconded. Upon no further discussion the motion passed unanimously.

Old Business
2023 Watering Schedule: Worthy discussed the watering system this year. Worthy explained there were no serious issues this year and the work that had been performed last year to allow the system to operate better worked. Worthy explained there was a new ditch rider and communication was lacking between the ditch rider and the HOA. Worthy explained the ditch water from UVWUA comes from the Gunnison Tunnel and the HOA is not notified when the water will be turned off. UVWUA only offered the information that the water will be turned off by October 31, 2023.

New Business
No New Business

Owner Comments
A member asked if the landscape around the HOA sign coming into Tulare could be xeriscape. He commented that there are a lot of weeds and trees dying. The board explained that the area was not owned by the HOA and is privately owned. A member discussed the lack of enthusiasm some members have for keeping their property complaint with the ARB. that some have not finished their landscaping as part of the HOAs rules and regulations. The board explained that they will have the new management company send out a notification to the members who have not complied with the rules. A member asked if the CC&R's could be amended to include that dead trees need to be cut down during the growing months within 90 days. There are several trees that are dead and creating an eye sore. RaeAnne explained since the quorum has been met, a vote could happen at this meeting to amend the CC&R's to include removing dead trees within 90 days during the growing season. Connie Blome moved to approve the motion, Bruce Kolk seconded, and the members passed the motion unanimously.

Nomination of Board Members and Appointment of Directors
Denise Davis explained that three seats are up for election and asked for volunteers to serve on the board. Larry Walker motioned that the current board should be reelected. Jim Brown second the motion and all were in favor. In the Executive Session, Ben Jensen made a motion to keep the board positions as they are. Worthy Cummings seconded, and the motion passed unanimously.

The current Executive Board members' terms are as follows:

Name	Year Elected	Term Expires
Denise Davis	2022 – two years	2024
Ben Jensen	2022 – two years	2024
Connie Blome	2023 – two years	2025
Worthy Cummings	2023 – two years	2025
Bruce Kolk	2023 – two years	2025

Next Meeting Date
The next Executive Board meeting will be announced.

Adjourn
The meeting was adjourned at 6:49 PM by Denise Davis.

RESPECTFULLY SUBMITTED by RaeAnne Hadley, Community Association Manager, Design HOA.

DRAFT