RIVER'S EDGE AT SOUTHMONT
BOARD OF DIRECTORS MEETING MINUTES

July 10th, 2025, at 4:00 PM
Via Zoom

Call to Order & Determination of Quorum
Lydia Manders, Worthy Cummings, and Bruce Kolk, along with RaeAnne Hadley and Maddy Hadley from Design HOA were present. Eight homeowners were also present. With three of the five board members present, quorum was met. The meeting was called to order at 4:03 PM by Lydia Manders.

Approval of Prior Meeting Minutes
The minutes of the last Board meeting were distributed to the homeowners prior to the meeting. A change was made to the meeting minutes. Lynn Campbell has been changed to 'a homeowner recommended putting in a concrete dam to seal off the pond and eventually stock with trout.' Worthy moved to approve the meeting minutes. Lydia seconded, with no votes opposed, the motion passed.

Committee Reports

a) Irrigation Report

Dan Campbell explained the irrigation has been functioning well this year with only one outage a few weeks ago on the north system and only one homeowner needing to replace a ball valve on their personal system. South system is having issues with low water. Dan explained multiple homeowners are watering at the same time, which is reducing the water levels of the houses further down the system. Dan encourages homeowners to spread out watering times, so other houses have a chance to water their lawns. Dan explained he and Worthy have worked on the irrigation system to try and get the system more efficient by putting air release valves and opening the south gate more than the north. Dan explained the HOA is looking into getting the irrigation fixed to improve water flow.

b) Escape committee

Dave explained due to the heat, the Escape committee has not done any work down at the river. Dan plans on resuming the project this fall.

c) ARC Report

The ARC report has been pushed to the next meeting due to no committee members attending the meeting.

Old Business

a) Updating the CC&R's

Lynn Campbell explained a committee was formed to bring the CC&Rs compliant with state laws. The committee was able to get the votes they needed to approve the change in the CC&R's. The committee thanked everyone who participated in voting.

New Business

a) Compliance and Enforcement

RaeAnne explained there are new State laws for compliance. All compliance issues must have a dated picture of the violation and must be sent to Design HOA. The state requires a certified letter to be sent and another form of contact via email or letter. Homeowners are given 30 days to correct the violation before a second warning letter is sent and another 30-day correction period is given. After two consecutive 30-day warnings, a fine of up to $500 can be issued. RaeAnne explained violations are no longer confidential and the person who reports the violation must be known. If the violation home requests a trial to mitigate the violation, the individual who reported the violation must attend the trial.

b) Updating the CC&R's

RaeAnne explained that the section at the end of the CC&Rs outlines that the HOA will always adopt updated state laws so that the HOA doesn't need to physically update the CC&Rs with every new law that passes.

c) Rooster Allowance Consideration

Discussion regarding the rooster allowance has been moved to the next meeting.

Financials

a) Pay Hoa

RaeAnne explained the transfer to Pay HOA has been going well, more homeowners are now paying their dues online and Design HOA has not heard of any issues this far.

b) Edward Jones CDs

RaeAnne explained the Edward Jones CDs are earning interest with the account sitting at $11,000. The reserve account is $12,000 and the account is $16,000 with a total of $40,000.

c) Profit and Loss

RaeAnne explained the CDs have already gained $105 from bank interest. The HOA has been reimbursed for the Church's water. RaeAnne explained the tax preparation has not raised their fees and remain at $150. RaeAnne explained the insurance has remained at $1,135. RaeAnne discussed budgeting more for insurance in the 2026 budget, RaeAnne explained two insurance companies have dropped HOA's, and the other insurance companies are taking advantage of this and raising their prices. Lydia made a motion to approve the financials. Bruce seconded, the motion passed.

Owner Comments

There were no homeowner comments.

Executive Session

The board discussed the rooster allowance, and available board positions. Bruce made a motion to end the executive session. Andy seconded, the motion passed. The executive session ended at 5:24 PM.

Adjourn

Lydia Manders adjourned the meeting at 4:58 PM

Respectfully submitted by Maddy Hadley, Design HOA

Approved by the Board of Directors on September 15, 2026.