

River bend West Community Homeowners Association Monthly Meeting

Wednesday January 3, 2018 Limestone Library 6:30 pm

Called to order at 6:35 pm by Debbie Turner. Board members present were Debbie Turner, Jeff Souligne, Jim Muhlstadt and Lisa Meyer.

Secretary's report was read by Debbie with a motion to approve by Lisa and seconded by Jim. All others agreed.

Treasurer's report was read by Debbie with a motion to approve by Lisa and seconded by Jeff and all others agreed.

Old business regarding the river clean up, retention pond and fireworks will be discussed next month when Dave is here with reports.

New business discussed was the annual meeting. The date will be February 7 at 6:30 pm at the library. As in previous years, we have been holding it at the same time as the monthly meeting since turnout is low anyway. We will discuss ideas to use the money at the meeting. (parade, concert, fireworks etc)

Betsy, Jim and Andrea are up for re-election. Jim and Andrea would like to stay on the board and Debbie will contact Betsy. Debbie will contact a few people to be on the nominating committee. Voting will be held at the annual meeting and then by mail as it is unlikely there will be a quorum at the annual meeting. Debbie will send out email notices of the meeting and mail the 5 that we don't have emails for.

Adjourned at 6:55 pm by Debbie.

Debbie Turner

RIVER BEND WEST COMMUNITY HOMEOWNERS ASSOCIATION ANNUAL MEETING

WEDNESDAY FEBRUARY 7, 2018

Called to order at 6:30 pm by Dave Baron. Board members present were Dave Baron, Jeff Souligne, Debbie Turner, Jim Muhlstadt and Lisa Meyer. 2 homeowners present.

Secretary's report was read by Debbie with motion to approve by Jeff with one typo corrected, seconded by Lisa and all others agreed.

Treasurer's report was read by Debbie with a motion to approve by Lisa and seconded by Jeff and all others agreed.

Old Business: A check for \$2000 will be paid to Estes tree service as they finished the clean up at the river front property. There are still a few dead ash trees which will be addressed at a later date. It was already voted to have them proceed with cleanup so no further vote or motion was needed. We will send a note in the next email about not dumping on the river bank now that it is all cleaned up and more visible. Someone has been dumping there in the past. Dave has a quote from Kirk Anderson for July 3 fireworks. The price is \$2630 for a 45 minute show. Dave will check with the attorney about insurance and licenses needed.

New Business: The budget was discussed and is about the same as 2017 except we will not have the river clean up in 2018. Debbie already figured the income taxes and mailed them. We talked about again having Tom Edwards for a summer concert since he got rained out last year after about 45 minutes. Dues forms and ballots for the board will be emailed or mailed soon as there was not a quorum at the meeting to elect a new board.

One of the residents in attendance was upset that the new addition to River Bend which is under the same covenants as us are not abiding by the covenants. They do not have an association and Azzarelli Development is still in charge of enforcement. He wants our attorney involved and to contact their attorney to get issues resolved. He states the shed behind him is too big, there are trailers parked all over and above ground pools. He also is concerned that there are houses that are not hooked up to city water. We did remind all in attendance that addition is not part of our association but Debbie will talk to Sandy Girard about who to contact with concerns.

It again was discussed that the houses that were recently sold were sent welcome letters with information about the association and covenants. There are still 3 houses for sale.

Adjourned at 7 pm with a motion by Lisa and seconded by Jeff and all others agreed.



RIVER BEND WEST COMMUNITY HOMEOWNERS ASSOCIATION MONTHLY MEETING

WEDNESDAY MARCH 14, 2018 LIMESTONE LIBRARY 6:30 PM

Called to order at 6:33 pm by Dave Baron. Board members present are Dave Baron, Debbie Turner, Andrea Cinnamon, Lisa Meyer, Jim Muhlstadt and Jeff Souligne. One homeowner present.

Secretary's report was read by Debbie with motion to approve with one correction by Lisa and seconded by Jeff and all others agree.

Treasurer's report was read by Debbie with motion to approve by Jeff and seconded by Jim and all others agreed.

Old Business: Dave was waiting to hear from Kirk Anderson about the fireworks. It was brought up by a couple board members about their concern with the price of the fireworks and the low bank account. It was voted on and all agreed to not pursue this for 2018 but look at it again in the future. A quorum of 30 votes was obtained so Andrea Cinnamon, Jim Muhlstadt and Heather Gill will be on the board.

New Business: Larry Hinton is the contact person for the second addition of River Bend. There has been concern from a homeowner regarding their non-compliance with the covenants. The board does not feel this is something River Bend residents should have to pay for as the second addition is not under our association. They do have our covenants but it is up to Larry Hinton of Azzarelli Development to enforce them. If he wants to pursue this, it would be on his own as the board can not afford to start talks with attorneys regarding their non-compliance. The Easter Egg hunt will be March 24 at 10 am at the park. Alexis Cinnamon will stuff and hide the eggs for her service project. Lisa made a motion to pay Debbie \$50 for the supplies and Andrea seconded. All others agreed. We will discuss garage sales next month.

The meeting was adjourned at 7:09 with a motion by Lisa, seconded by Andrea and all others agreed.

Debbie Turner

RIVER BEND WEST COMMUNITY HOMEOWNERS ASSOCIATION MONTHLY MEETING

WEDNESDAY APRIL 4, 2018 6:30 PM LIMESTONE LIBRARY

Called to order at 6:30 pm by Dave Baron. Board members present Dave Baron, Jeff Souligne, Debbie Turner, Jim Muhlstadt, Lisa Meyer and Andrea Cinnamon.

Secretary's report was read by Debbie with a motion to approve by Jeff and seconded by Lisa and all others agreed.

Treasurer's report was read by Debbie with a motion to approve by Jim, seconded by Lisa and all others agreed.

Old Business: The garage sales will be June 7 and 8 (Thur and Fri) with a preview on Wednesday. Andrea will place the ads and Debbie has signs. 28 dues left to collect. Debbie will print and put in mailboxes this week.

New Business: Debbie will send a letter to the closing companies as they have not been contacting her prior to closing to request paid dues letters. Debbie will also email Scott to ask about removing the rotten stump at the park. A motion was made by Andrea to approve Dave's shed. It was seconded by Debbie and all others agreed. It is 12x14 and will match the brick and siding on the house as required by covenants. There were 15 kids at the Easter egg hunt.

The meeting was adjourned at 6:50 pm with a motion by Jeff, seconded by Debbie and all others agreed.

Debbie Turner

Meeting Minutes River Bend West Community Association
11-7-18

Present: Board Members Jim Muhlestadt, Andrea Cinnamon, Tim Hauert, Dave Baron, Jeff Souligne, Christy Strole and Heather Gill. Absent: Lisa Meyer. Quorum was present. No other residents attended.

Meeting was called to order by president Dave Baron at 6:35 pm. The minutes of the October meeting were reviewed by Christy and the treasurer's report from Deb Turner was reviewed by Dave. Jim moved we approve these reports, Andrea seconded and the motion carried.

OLD BUSINESS:

Dave passed out copies of the meeting schedule for 2019. He scheduled the library room for all those dates. Someone should check in in June or July to confirm the last six months.

Upcoming election. Deb Turner and Dave Baron were up for re-election, but they're resigning so now Christy Strole, Jeff Souligne and Tim Hauert are up for election in February. Today we need to appoint a president and treasurer from this group. Dave suggested Jim for treasurer and Tim for interim president until February. Andrea is Vice President. Christy is interim secretary. Jeff moved we appoint Jim as treasurer. Jeff seconded. Motion carried. Jeff moved that Tim be interim president, Andrea seconded, Tim agreed to serve, and the motion carried. Christy and Jim will need to go to the bank and sign signature cards so there are two people authorized to sign checks.

Interim President: Tim Hauert
Vice President: Andrea Cinnamon
Interim Secretary: Christy Strole
Treasurer: Jim Muhlestadt

Interim Board Member: Jeff Souligne
Board Member: Heather Gill
Board Member: Lisa Meyer

For next month's meeting Dave will attend but Tim will preside. In December Christy will email the group asking for volunteers for board members. In January we'll send out dues notices with ballots.

Don Anderson has an unapproved structure in his backyard. Dave wants to go see Don's son Kirk to ask about what looks like a rabbit hutch. Livestock is prohibited by covenants.

All dues are currently paid.

Tom Martin's asked us to pay to fix his septic field. Our attorney Ann Brezinski advised that it's not our responsibility. Tom offered to sue us but has not done so.

NEW BUSINESS:

Betty Baker cannot keep her lawn mowed now that George has passed. Steve Schulz,

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Interim President: Tim Hauert
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Interim Secretary: Christy Strole
Treasurer: Jim Muhlestadt

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NEW BUSINESS:

Betty Baker cannot keep her lawn mowed now that George has passed. Steve Schulz,

John Jones, Tim Hauert, etc. have been helping her out. Let's revisit this in the spring to see if we need to take action.

Jeff moved to adjourn, Andrea seconded, motion carried at 7:08 pm

Respectfully submitted,
Christy Strole, Interim Secretary

2019 River Bend West Community Association Meeting Schedule

All meetings are held on Wednesdays, 6:30 pm at the Limestone Library

January 9
February 6
March 6
April 3
May 1
June 5
July 10
August 7
September 4
October 2
November 6
December 4

River Bend West Community Association



MINUTES

December 5, 2018

Call to Order: The following officers were in attendance. No other homeowners attended.

Interim president: Tim Hauert

Vice President: Andrea Cinnamon

Treasurer: Jim Muhlestadt

Interim secretary: Christy Strole

A quorum was declared. Minutes of the 11-7-18 meeting were read. Christy moved that we approve the minutes. Jim seconded, motion carried. Treasurer's report for November was read. Christy moved we approve the treasurer's report, admiring the new easy-to-read format. Tim seconded, motion carried.

Old Business:

Structure behind Don Anderson's house: Tim walked back there to discover that it's a lean-to covering firewood. This does not violate our covenants.

Tom Martin's house sold to Randy and Cristal Collins. Christy sent them a form letter directing them to the website and asking permission to contact them via email.

New business:

One of the lights was out on the subdivision entrance sign on Route 113. Jim bought a new light bulb and installed it. That didn't solve the problem. Tim moved that we give Jim authorization to contact an electrician to fix the light. Andrea seconded, and the motion carried. Jim will talk to Scott Styck first.

This month, Christy will email the membership asking for volunteers for the two open board positions. At our January meeting we'll create a ballot, hopefully including the new names. We'll vote at the February annual meeting on the ballot. If we don't get 28 votes at that meeting, dues notices will go out with email ballots. The March meeting will have new officers. Christy will send the board members the 2014 bylaws, and check to make sure the March deadline is correct. She'll create a Google doc of our membership list so we can all edit it when we learn of a change.

Christy moved to adjourn at 7:30, Jim seconded, motion carried.