

River Bend West Community Association



Minutes December 2024

No meeting was held this month due to the Holidays

River Bend West Community Association



MINUTES for meeting 11-6-24 at Limestone Library at 6:30 pm in the parking lot

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President; Randy Mann, Treasurer; Jeff Souligne, Colleen Wepprecht; Christy Strole, Secretary

Homeowners: none Public Comments: none

Minutes of 10-2-24 approval: Colleen moved we approve the minutes. -Benay seconded, motion carried.

Executive Session Minutes of 9-4-24: Colleen moved we approve the minutes. Benay seconded, motion carried.

Treasurer's report approval: Christy moved we approve the treasurer's report. Benay seconded; motion carried.

Old Business:

Speeding cars: Do we have data? Tim's neighbor speeds at 7:30, and Christy sees a bus speed by at 7:30, so Tim will ask the sheriff to patrol at that time.

Jamie O'Connor for Sign painting – Benay got a bid for \$5325 to make one sign out of sandblasted foam. We ask him to come to our January meeting, send us a video or a sample, or tell us about a local sign made of this stuff.

New Business:

Budget – Randy. Christy moved we approve the budget. Colleen seconded; motion carried. We're removing money from the "lawyer" budget since we can't get a lawyer for that small amount. If we need a lawyer, we'll take the cost out of savings. We increased our events budget by \$100 and planned \$6K to paint another sign.

Shall we announce Christmas decorating contest with next month's email? No because we won't have a meeting in December. Colleen will make a flyer, Christy will send it out.

Because the library has changed it's hours, we will start meeting on the first Monday of each month, starting in January 6. Christy will be out of town, will someone else please take minutes?

Randy reported beaver damage to a couple of our trees on the river lot. We'll see about putting fencing around them in the spring.

Christy moved, Benay seconded we adjourn at 6:42. Motion carried.

River Bend West Community Association



MINUTES for meeting 10-2-24 at Limestone Library at 6:30 pm

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President; Randy Mann, Treasurer; Jeff Souligne, Claudia Berwanger, Colleen Wepprecht; Christy Strole, Secretary

Homeowners:

Public Comments:

Minutes of 9-4-24 approval: - Randy moved we approve the minutes. Jeff seconded, motion carried.

Executive Session Minutes of 9-4-24: Christy moved we approve the minutes. Benay seconded, motion carried.

Treasurer's report approval: Christy moved we approve the treasurer's report. Colleen seconded; motion carried.

Old Business:

Jamie O'Connor for Sign painting – Benay. He has not gotten back to her yet but says he will next Tuesday.

Movie Night – Colleen reported about 40 kids came and enjoyed watching the movie on blankets with their friends in the park. Karen Hazelrigg offered to set up speakers next time so it's louder. All the candy and prizes were taken so we ordered just enough. Let's do this three times next year!

New Business:

A complaint was received regarding a barking dog on Fox Run Drive. We sent out an email and have heard less barking since then! Several people assumed it referred to their dogs.

Tim talked to Gary Honzik regarding speeding cars. Gary was on the township board. He says nothing will stop speeders except speeding tickets. Let's collect data this month, then ask the sheriff to send someone to patrol during those times.

Christy moved, Randy seconded we adjourn at 7:00; motion carried.

Respectfully submitted,

Christy Strole, Secretary

River Bend West Community Association



MINUTES for meeting 9-4-24 at Limestone Library at 6:30 pm

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President; Randy Mann, Treasurer; Jeff Souligne, Claudia Berwanger, Colleen Wepprecht; Christy Strole, Secretary

Homeowners: Jim Gall Jim and Judy Sharper

Public Comments: Sharpers objected to the flags that the township added, at our request, to the speed limit signs to improve visibility. They don't want bumps or humps; they want the sheriff to enforce the speed limit. Claudia suggested we ask the township to change our yield signs to stop signs.

Minutes of 8-7-24 approval: Deferred to executive session.

Treasurer's report approval: Christy moved we approve the treasurer's report. Benay seconded; motion carried.

Old Business:

Has Jaxson Joiner done the work on the river lot? – Randy Yes, he couldn't chop up the tree that we dropped back their a few years back, but he cleaned off the berm and it looks nice. He's doing a good job.

Did Dusty find a sign that says "autistic child?" The township couldn't get "autistic child" signs, so they offered "handicapped child" signs. Tim bought signs online and the township put them up. We got several positive comments from not only the original homeowner who asked, but two other people who had grandchildren with autism. Christy moved, Claudia seconded that we reimburse Tim \$60 for the signs. Motion carried.

Has O'Connell trimmed his landscaping so it doesn't encroach on the neighbors? -Yes, Shan Cinnamon reported that O'Connells have worked on their landscaping. They say the plum tree in front is not dead, just dropped it's leaves. We appreciate their cooperation.

Movie Night – Colleen Christy texted Cassie Haase to see if we can use their electricity for the movie, Despicable Me 4, September 14th at the park. Tim can borrow a blow up screen from his church. Randy can download the movie onto a flash drive in advance. Colleen will provide movie candy, bug spray. Randy will loan us his cotton candy machine. The kids should come at seven, the movie will start at 7:15 which is sunset. Christy will email the homeowners to invite them after she hears back from Cassie Haase.

Benay is still working on getting Jamie O'Connor to write an estimate for the other two entrance signs.

New Business: None

Benay moved, Randy seconded we adjourn at 7:20: motion carried.

Respectfully submitted,

Christy Strole, secretary

River Bend West Community Association



MINUTES for meeting 8-7-24 at Limestone Library at 6:30 pm

No meeting was held 7-3-24 due to holiday

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President; Randy Mann, Treasurer; Jeff Souligne, Claudia Berwanger, Christy Strole, Secretary

Minutes of 6-5-24 approval: Benay moved we approve the minutes. Jeff seconded; motion carried.

Homeowners: Shan Cinnamon and John Jones

Public Comments: Mr. Cinnamon and Mr. Jones own lots contingent with Lot 91, which has landscaping encroaching on their property. For years they have cut the invasive mulberry bushes back so they can maintain their property. Mr. Jones can't access the northwest corner of his property to mow it and the homeowner of Lot 91 does not mow that corner for him. Several dead trees remain on the property. Discussions with the homeowner have not resolved the issue. Christy will write a letter to the owner of Lot 91 including a copy of the covenants. She will mention that the covenants are here to keep our property values up. She will say the work must be completed by September 4th (our next meeting). Shan and John will report back to us before the September 4th meeting. Mr. Jones and Mr. Cinnamon left the meeting.

Treasurer's report approval for June and July: Christy moved we approve the treasurer's report. Benay seconded; motion carried. Tim suggested that from now on unless something unusual happens or someone has questions, Randy doesn't have to read the treasurer's report every month, since he sends it to the board members before the meeting. We agreed.

Old Business:

Tim reports that Dusty Redmond said we can get a Handicapped Child sign. Tim pointed out that we want an Autistic Child sign, which is slightly but significantly. Tim has a sample and Dusty will look into it. He can put them on the existing sign posts.

Benay reports that Jamie O'Connor has not responded to her request for him to bid the refurbishing of the two smaller entrance signs. She will check with him.

Randy reports that Jaxson Joiner has not yet taken down the circle of brush and the tree on the river lot, and cut down the row of sumac. He plans to do it this Saturday. He will continue to do our mowing after school starts.

Benay moved, Jeff seconded that the board direct Christy to send thank you notes to John Jones for the speeding sign and Dawn Tutt for the landscaping work.

Tim reported that Dusty Redmon talked to the County regarding speed bumps and humps. The county does not want them because there can be lawsuits when cars hit them wrong. Tim will talk to Honzik who worked for the township to see if he has ideas. Maybe the county could direct the sheriff to place patrolmen in the neighborhood to enforce the speed limit.

New Business:

The owner of Lot 31 submitted plans for an in-ground pool in their backyard and a fence around the pool that would match the existing fence. Christy moved we approve the plans. Benay seconded, motion carried.

Tim has permission to borrow the movie screen owned by his church. We'll set a movie night tentatively for September 14th. Colleen is spearheading this but she's not here tonight so the date could change. Tim will call Colleen.

Dave Baron asked that we send an email to all homeowners reminding them to bag their trash, because trash blows out of bins into other people's yards. We decided that because we can't bag up paper in the recycling bins, and because covenants do not address this, this is an issue that should be handled between neighbors, not the board.

Christy will send Tim an updated list of people for whom we don't have an email address. Randy helped her enable the website's "contact us" button to shoot email to the [rvrbnd11@gmail.com](mailto:rvrnd11@gmail.com) account.

Claudia moved, Jeff seconded we adjourn at 7:26; motion carried.

Respectfully submitted,

Christy Strole

River Bend West Community Association



MINUTES for annual meeting 7-3-24

No meeting was held due to holiday

River Bend West Community Association



MINUTES for annual meeting 6-5-24 at Limestone Library

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President; Randy Mann, Treasurer; Jeff Souligne, Claudia Berwanger, Christy Strole, Secretary

Homeowners: Karen Hazelrigg Public Comments: Karen and her neighbors the Stelks and the Sikes have young children by the 113 entrance, where cars come off the highway fast and come down the hill fast. She proposes a “slow children” sign in two locations. Sikes and Hazelrigg have ordered yard signs but they’d like official signs. We don’t purchase or install official signs: the township and county have that authority. Tim mentioned that we’ve been trying to get speed humps or temporary speed bumps and have been told no. Several of us would be willing to attend township or county board meetings to ask for “slow children” signs. Also Colleen Wepprecht was asked to look into a sign for a disabled child near her house. Tim will talk to Dusty Redmond to see what meetings interested homeowners could attend. Christy will send an email out saying that a three year old almost got hit by a speeding car the other day, school’s out, please observe the speed limit of 25, like we do every spring.

Minutes of 5-1-23 approval: - Randy moved we approve the minutes. Benay seconded, motion carried.

Treasurer’s report approval: Christy moved we approve the treasurer’s report. Jeff seconded; motion carried.

Old Business:

Benay quote from Restoration Works for South panel: The panel is installed and we paid \$120. We also paid the other half of the remainder that we owed them, so we are square with Restoration Works.

Benay response from Mike Wahlen re sign work for next year: Mike can’t do it. Jamie O’Conner, who helped install the originals, will provide an estimate for making new wooden signs.

Garage Sale June 6-7-8: Benay ran the ads.

Has Jaxson Joiner done the work on the river lot? Not yet, but says he will do it in June. He purchased a new piece of equipment to do the job. He cleaned out the weeds from the two entrances on Pipeline Road and they look better than they have in years.

Christy re Rewerts response: we have a new email now for them.

New Business:

Renshaw trash cans – Benay – problem solved by putting a copy of the covenants in their mailbox with the trash can paragraph highlighted.

Benay moved, Randy seconded we adjourn at 7:12 pm; motion carried.

River Bend West Community Association



MINUTES for annual meeting 5-1-24 at Limestone Library

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President; Randy Mann, Treasurer; Jeff Souligne, Colleen Wepprecht, Christy Strole, Secretary

Homeowners: Jim Gall

Public Comments: None

Minutes of 4-3-24 approval: Benay moved we approve the minutes as corrected. Randy seconded; motion carried.

Treasurer's report approval: Christy moved we approve the treasurer's report. Colleen seconded; motion carried.

Old Business:

Entry sign color numbers: The paint Restoration Works used on our entrance sign was Emerald Rain Refresh Exterior water-based paint in these colors: SW 9049 Skyfall; SW7520 Dark Brown; SW6224 Mountain Air; SW 6446 Arugula; SW7592 Crabby Apple.

Metallic Gold was from Crescent Bronze company (not SW) "French Rich Gold." The clear coat was water-based SW Acrolon 100.

Benay contacted Restoration Works to ask if they could add a white panel on the south side of the sign, completing the box illusion. They quoted \$120. Benay moved we pay them to do that. Randy seconded, motion carried, Tim dissented. Benay will get a quote that promises the \$120 is all they will charge us.

Benay contacted Mike Whalen, who restored the Limestone Meadows wooden signs. He will look at our remaining two signs and ask around to see who could do them. The signs are in bad shape. The top panel is missing from the one at Denault's house, as well as the top piece of the frame, and Patti doesn't know where it went.

The landscaping around those signs is overgrown and in bad shape. We got complaints in response to the last email Christy sent. Dawn Tutt reiterated her offer to clean them up. Jackson Joiner is only going to spray for weeds, not pull them out. Christy moved we accept Dawn's volunteer offer. Benay seconded, motion carried. Christy will respond to the complainers saying we're working on the other two signs. We did not commit to doing one sign per year for the next two years.

Overdue dues; Randy announced that all dues have been paid. Chris and Alison Holm have not paid the \$25 late fee. We decided that the \$1/day does not apply to the unpaid late fee. Glen and Tara Rewerts 2240 Fox Run Drive, said they didn't get the email. We have two onu.edu emails for them. Christy will write them a paper letter asking what email they'd like us to use.

New Business:

Budget review – restore savings: Christy moved we move \$5K back to savings, to pay ourselves back for borrowing it for the entrance sign expense. Colleen seconded; motion carried.

Garage Sale June 6-7-8: Benay will run the ads, Tim will hang the sign.

Jaxson Joiner now understands that he must mow our river lot right to the edge of the neighbor's fence. He noticed a branch down, and submitted three bids to do extra work on the river lot. Randy moved we pay Jaxson Joiner \$950 to cut down the island of weeds that developed over the years, so he can mow over it, and haul away the downed branch, and mow into the sumac as far as possible, increasing the area that we mow. Colleen seconded, motion carried.

Benay moved we adjourn at 7:20. Christy seconded, motion carried.

Respectfully submitted,

Christy Strole

River Bend West Community Association



MINUTES for annual meeting 4-3-24 at Limestone Library

Presiding: Tim Hauert, President

Attending: Vice President; Randy Mann; Jeff Soulligne, Treasurer, Claudia Berwanger, Christy Strole; Secretary, Colleen Wepprecht

Homeowners: None

Public Comments: NOne

Minutes of 3-6-24 approval: - Randy moved we approve the minutes. Jeff seconded, motion carried.

Treasurer's report approval: - Christy moved we approve the treasurer's report. Colleen seconded; motion carried.

Old Business:

Entry sign: Restoration Works asked for an extra \$1500. Board members were contacted via email and four voted to pay her. Randy wrote her and said we would pay under certain conditions: she agreed to the conditions. We have paid her an extra \$750 and are waiting for good enough weather now for her to put the sign up, after which we'll give her the other \$750. Tim went to Sherwin Williams and determined that the paint for the sign cost about \$1600. The metallic gold paint cost \$75 more per gallon than the regular paint, and we got one gallon.

Easter Egg Hunt March 23 (Colleen & Claudia) It cost \$118 and about 35 kids participated. They each got about 25 eggs and returned the plastic egg shells so we can use them next year! This neighborhood has great kids!

Overdue dues: Eleven homeowners did not pay on time and received overdue notices on April 2nd telling them they owed \$25 for a late fee plus a dollar a day until it is paid in full, up to \$250. Some paid \$150 in response to this. Two of the eleven agreed to pay \$175. Some asked forgiveness because they forgot. We decided that the board does not have the authority to waive the late fee. If we waive it for one, we have to waive it for all in the future and we lose the power of the fee as an incentive to pay on time. Christy will email all who have not paid the late fee asking them to pay it.

New Business:

Let's have a movie for the kids in the park Friday August 9th, or Saturday August 10th if weather prevents us from the 9th. Tim will check with his church to see if we can borrow their screen and speakers. We will ask Cassie Haas if we can use her electricity again. Christy would like to buy thank-you notes to send to homeowners like Wendy Clodi who let Grossbusters use her water to clean the sign, and Cassie Haase for potentially letting us use her power at the park.

Meeting adjourned at 7:25 pm.

Respectfully submitted,

Christy Strole, Secretary

River Bend West Community Association



MINUTES for regular meeting 3-6-24 at Limestone Library

Presiding: Tim Hauert, President

Called to order 6:33 all present

Attending: Benay McCue, Vice President; Randy Mann, Treasurer via Zoom; Jeff Soulligne, Claudia Berwanger, Christy Strole, Secretary; Colleen Wepprecht

Homeowners: None

Public Comments: None

Minutes of 2-7-24 approval: Benay moved we approve the minutes. Colleen seconded; motion carried.

Treasurer's report approval: Christy moved we approve the treasurer's report. Benay seconded; motion carried.

Old Business:

Entry signs: Restoration Works (Benay) Gail of Restoration Works wrote us to say that the sign is completed but cost overruns were significant. We paid her up front, and she wrote "Paid in Full" on the receipt, so we're under no legal obligation to pay her more money. We chose her company because of the bid and as good stewards of community funds we can't be generous. Christy will find out how soon we ask Gail to put the sign back up. Benay will email her and ask her to revise her bid on the two remaining signs.

Let's pressure wash the brick: Benay moved, Colleen seconded that we pay Grossbusters to chemically clean the brick around the entrance sign at Route 113. Motion carried.

Bids for mowing: Bids from Jaxson Joiner and Craig DuFrain were opened. Jaxson Joiner's bid is significantly lower. He appears to be a Herscher High School Student, therefore not old enough to enter into a legally binding contract, but we'll hire him and if it doesn't work out, we'll ask Craig DuFrain to mow for us. Jeff moved, Benay seconded that we hire Jaxson Joiner for this year's mowing. Randy will call Jaxson and get the certificate of insurance. Christy will email Dufrain and cc Tim saying he did not win the contract.

Bids for landscaping overhaul of main entrance (Christy) Art's bid \$897 to clean up the gravel, Tholens drew up a suggested landscape plan with no bid. We can't afford either right now.

Neighbor storing stuff on our river lot: Could surveyor do one border? (Tim) Tim talked to a surveyor. His church paid \$800 to have the surveyor mark one side of the property. We can't afford that either right now. Joia Gonzalez has moved stuff off our property for the most part. Whether half her driveway is on our land remains an open question that we can't afford to answer.

New Business:

Easter Egg Hunt March 23 (Colleen) Colleen will buy the stuff and fill the eggs and deliver them to Claudia. Claudia will "hide" the eggs at the park and let the little kids (Bonfield School) go a minute and a half before the big (Limestone School) kids.

Garage Sale Date: June 6-7-8, 2024.

Late Fees: There was discussion regarding our late fee structure. The rule has been that on April 1st if dues aren't paid, a \$25 late fee is assessed. Then \$1 per day is charged every day starting April 2 up to a total of \$250.

We talked about letting people pay \$25 April 2nd and starting the \$1 a day penalty on May 1 instead of April 2. But once their check was late on April 2, this would leave them with no incentive to pay earlier than May 1st. So we decided to leave it the way it is. About half our homeowners have paid their dues so far. Tuesday, Randy will send Christy a list of those who have not paid and Christy will remind them. If they don't pay by the last week of March, Christy will remind them again. On April 2nd, Christy will contact anyone whose dues are overdue.

Fence Approval: Kraig Osberg submitted plans to fence in his back yard with a standard 4' white vinyl fence. Colleen moved, Claudia seconded that we approve his fence plan. Motion carried.

Benay moved, Jeff seconded we adjourn, motion carried.

Respectfully submitted,
Christy Strole

River Bend West Community Association



MINUTES for annual meeting 2-7-24 at Limestone Library

Presiding: Tim Hauert, President

Attending: Benay McCue via FaceTime at the end, Vice President; Randy Mann; Jeff Souligne, Treasurer, Claudia Berwanger, Christy Strole; Secretary

Homeowners: none

Public Comments:

Minutes of 2-7-24 approval: Randy moved we approve the minutes. Jeff seconded, motion carried. There were no minutes in January because we didn't have a quorum.

Treasurer's report approval: Christy moved we approve the December treasurer's report. Jeff seconded; motion carried. Christy moved we approve the January treasurer's report. Claudia seconded, motion carried.

Old Business:

Election: 4 board members were elected by email ballot. Christy moved that all officers retain their positions. Jeff seconded, motion carried.

Entry signs: Restoration Works is working on our sign for the main entry way.

1. Shall we pressure wash the brick? Christy will get two bids on power washing the bricks, from Grossbuster's and PAC-PRO Power Washing. If it's too much she'll just go down there with her little pressure washer and ask Wendi Clodi for hose access.
2. The signs have weeds on top of the river rock, and edger bricks have moved out of place. Should we spend money to clean out the rock? Maybe we could afford one sign per year for three years. It makes sense to clean up the rocks by whatever sign we rehab that year. Christy will get bids on cleaning up the river rock on the main entrance, from Micky's and Art's.
3. Micki Ryan offered to maintain the landscaping for the sign in her yard, if she didn't have to pay dues. We can't comp the dues but she could submit a proposal to do it for \$150 for the year. Dawn Tutt offered her services as a volunteer, now that she's retired. Maybe we should make up an RFP for landscaping maintenance for the signs? We'll decide that next month. For now, we'll add it back into the mowing bid. Randy will put the RFP on the website and tell Dufrain it's there.

Tree is down on river lot: Randy tried to haul it and it's too heavy. Claudia's husband has fun saws, he'll go see if he can take care of it.

Neighbor storing stuff on our river lot: They moved most of their stuff. Today, a lawnmower tractor and paddleboat on our side of the line, so they don't know where the line is, and neither do we. Tim will talk to Johnathan a surveyor he knows to see if he could just mark the border between the two lots, not do a whole survey.

Recycling rules: Christy will call the two companies and get the scoop on recycling.

New Business:

Easter Egg Hunt March 23 (Colleen)

Jeff moved, Randy seconded we adjourn at 7:10 motion carried.

River Bend West Community Association



NOTES for regular meeting 1-3-24 at Limestone Library

Presiding: Tim Hauert, President

Attending: Benay McCue, Vice President, Christy Strole; Secretary, Colleen Wepprecht NO QUORUM

Old Business:

Entry signs: Benay contacted Gail at Restoration Works but we don't have a bid yet. Dawn Tutt, who lives next to Christy, offered her services if we need someone to paint the sign. (Note: She also offered to do maintenance of the landscaping.)

Bids for mowing: Jerome Warner did not supply the contact information for the person who wanted to bid. We will put the RFP on the website and direct homeowners to it in the next email. Christy will email Clean Cut and Dufrain to direct them to the website.

Neighbor storing stuff on our river lot: Kellie Winteroth did not share the survey with us when asked. Kellie Baranowski saw it and says the property line runs along the west side of their fence in the back yard. Christy will send a letter certified mail, return receipt requested, telling the current resident to get their property off our lawn. She will enclose a printout of the k3gis.com map to Joia Gonzalez. (Note: Monty Parks is now listed as the homeowner on the county website so Christy sent it to him.)

Angela and Francis Buckley won the decorating contest. Colleen presented a nice gift basket.

New Business:

Benay, Randy, Claudia and Colleen are up for re-election next month. Christy will create a ballot and send it with the next invitation.