



HOMEOWNERS' ASSOCIATION, INC.

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Board Meeting
Thursday, July 23, 2017
7:00pm at Pool #2

The meeting was called to order with quorum present by Board President Ronald Perholtz at 7:05pm.

Board Members present at this meeting were President Ronald Perholtz, Vice President Stephen Nagy, and Director David Huggins. Also in attendance was Robert Rubin, attorney for Becker and Poliakoff.

Motion was made by Stephen Nagy to accept the April 27, 2017 minutes as written. Seconded by David Huggins. All Members were in favor.

Motion made by Stephen Nagy to approve the June 23, 2017 agenda. Seconded by David Huggins. All Members were in favor.

LEGAL ISSUES:

- Robert Rubin introduced himself and gave a brief statement on his background and qualifications.
- He explain the status of a civil case he was handling for the association that involved a Riverwalk homeowner that was years behind in their HOA assessments. They had also allowed the unit to deteriorate and become in severe disrepair. The homeowner has since agreed to pay Riverwalk \$25,000 to settle the case and repair the unit repair their unit within 120 days or face going to jail.
- Another case Mr. Rubin is handling involves both criminal and civil actions being taken against a homeowner as it pertains to the two dog feces issues and the resident suing Riverwalk. The Mr. Rubin and Ron Perholtz explained the history and problems experienced with this homeowner.

OLD BUSINESS:

Asphalt and Concrete Repairs: All repairs have been completed within the Riverwalk community, addressing "trip and fall" hazards and road repairs.

Tennis Courts: Plans for the revitalization of the tennis courts are posted in the Riverwalk Office. The plans include one tennis, bocce ball, volleyball, racket ball, pickle ball, badminton, and racket ball courts, along with an outdoor ping-pong table and horseshoe pit.

Playground Resurfacing: Basketball resurfacing has been scheduled to occur within the next couple weeks.

Playground Merry-Go-Round: The merry-go-round has been received and will be installed by Maintenance.

Pool III Repair Update: There are a few minor repairs that need to be completed before Pool III can reopen. The siding on the outside of the pool area and the roof are scheduled to be placed, but will not affect the pool from reopening before this work is completed.

New Pool Furniture: New pool furniture has been order to replace the ones that have been broken.

Flower Pots Next to Office: Two 8' long flower pots will be built by maintenance to replace the large round pots. They will be designed to look like the unit fences only half the size. The pots will have water going to the plants and electric for lighting.

Tree Removal: 100 trees have been removed and we have 9 more to have cut down.

HOA Priorities:

- Complete & Open Pool III
- Complete Tree Removal and Remove Concrete Piles
- Golf Cart Overhang in Boatyard
- Install Merry-Go-Round and Resurface Basket Ball Court in Playground
- Construct Flowerboxes by Office
- Put Footer for Wall in Tennis Courts
- Plant Foxtails and Other Shrubs and Trees

NEW BUSINESS:

Legal Status Review:

- Robert Rubin reviewed the status of an ongoing criminal and civil case against a resident of Riverwalk. He was also asked by the membership to justify the fees that have been charged to Riverwalk so far and when he anticipates these cases will be closed.
- Settlement was reached with another homeowner that had been owing more than \$45K in past due HOA assessment, late fees and interest. In the agreement it was specified that the homeowner must repair their unit within 90 days or face jail time. Ron Perholtz stated that civil cases against a homeowner is the right way to proceed against a homeowner that is past due on their HOA assessments as opposed to foreclosure.

Financial Review: Cash flow reports were handed out. Ron stated that Riverwalk was in a good position to fund all projection.

CMTS Purchase: According to our internet support vendor (Larry) the \$3,900 device did not work and was returned to the supplier for credit. A motion was made to approve \$6000 for the purchase of difference piece of equipment. Motion seconded by David Huggins. All were in favor.

Carport Pole Repair: Quotes were obtained for repair 20 carport poles that need to be replaced with a possibility of up to 50 poles. Costs will be charge back to the homeowners based on the number of poles needing to be replace in that specific building. Ron Perholtz made a motion accept lowest bid. Stephen Nagy second. All were in favor.

Pool III Roof Repair: The pool roof is leaking and need to be repaired. Quotes were obtained. David Huggins made a motion to accept quote from Oneway Roofing. Stephen Nagy seconded motion. All were in favor.

Fines for Board Discussion:

- 6183-3 Defacing Common Property (Two incidents).
- 6183-3 Nuisance (Items thrown at concrete vendor).
- 6239-2 Defacing Common Property (Two incidents)
- 6151-6 Unit Repairs without Permit. Unit owner will be fined \$100 for no permit, \$100/day for fence rot, \$100/day for unit repairs, and \$100/day for not having a licensed contractor.
- 6288-1 Loose Dog (second offense)
- Parking on Grass, Over Sidewalk and Commercial Lettering.

Each of the above offences were discussed by the Board individually. Board unanimously approved all offences to be forwarded to the Fining Committee.

ADJOURNMENT:

Motion was made by Ron Perholtz to adjourn the meeting at 9:05pm. Motion seconded Stephen Nagy. All were in favor.