



HOMEOWNERS' ASSOCIATION, INC.

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Board Meeting
Tuesday, February 21, 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, Director Mike Staley and Director David Huggins (who arrived at 7:15pm).

Motion was made by Ron Perholtz to accept the January 27, 2017 minutes. Seconded by Stephen Nagy. All Members were in favor.

OLD BUSINESS:

Approval of Agenda: Motion made by Stephen Nagy to approve the January 27, 2017 agenda. Seconded by Mike Staley. All Members were in favor.

Tennis Courts: Ron reported that if we do not proceed with the clubhouse, the tennis courts would need to be repaired because of a trip and fall hazard due to loose asphalt. Estimated cost would be \$60,000. This would include resurfacing the asphalt, new nets, repairing/replace the fence.

Ron discussed the priority of items needing to be addressed first to avoid any danger or risk in the community. i.e.; finish tree removal, stump sidewalk removal, & replacement, Phase 3 pool deck that is cracked, and fix the street line problem.

Clubhouse:

- Renderings of the proposed clubhouse was displayed and distributed among the membership.

- Ron Perholtz reiterated the value of having a clubhouse in Riverwalk and explained that it would increase the value of unit owners property by >\$2,000 the cost of the clubhouse.
- Open discussion was held between the Board and Membership responding to Membership questions and correcting the misinformation that was being distributed and verbally disseminated by a small group of members.

Tree Removal/Replacement: Ron Perholtz discussed the procedure being followed before the trees can be replace. He stated that the concrete sidewalks and stumps grinds need to be completed before the palm trees can be installed.

Sidewalk Repairs: We are currently working on repairs.

NEW BUSINESS

Leak in Pool #3: An estimate was received from Mako Pools to repair the leak in Pool 3. Ron Perholtz made motion to approve proposal. Mike Staley seconded the motion. All were in favor

ADJOURNMENT:

Motion was made by President Ron Perholtz to adjourn meeting at 8:40pm. Seconded by Stephen Nagy. All were in favor.