



**BOARD OF DIRECTORS MEETING  
MINUTES  
October 11, 2021**

Directors Present

Kern Arjoonsingh  
John Baker  
Brian Gibula

Directors Absent

Erica Martinez

Genesis

Kristin Henderson

Guest: John Delgado – Patrol Officer

With a quorum of Board members present the meeting was called to order at 6:50 PM.

**HOMEOWNER FORUM**

Participants: 1115CCL - Sherman & Deborah Hinz, 614STU- Michael Trent, 918VAL- Herberth Oshiemlele, 826MES- Sabrena Akenten and 907HON– Rory & Donna Warren (tenants)

Michael Trent – Inquired about landscape improvements needed around the community. Kern stated the renovation is underway, it's about 75-80% complete.

Donna Warren –Expressed interest in serving on the social committee. Inquired as to how tenants are notified of community events. Kern stated events are posted on the website and the Board is looking into having signs made for events.

**MINUTES**

John motioned to approve the June 7, 2021 and August 6, 2021 (executive) minutes as submitted; Brian seconded and the motion passed.

**FINANCIALS**

John Baker present the August 2021 financials, stating the HOA is in good financial shape. He also reported the new sweep accounts are open and all amounts are now FDIC insured.

**OLD BUSINESS**

**RATIFICATION ITEMS**

Landscaping Overhaul – Board ratified their email vote approving Greenscapes' bid of \$43,794.12, which covers the entries and rec center.

Michael Trent Resignation – The Board recognized Mike's resignation on July 12, 2021 and thanked him for his service.

Purchase of Microphone & Related Equipment – Audio equipment was purchased for meetings and events.



**NEW BUSINESS**

**ADOPTION OF RESOLUTIONS**

Penalty Policy for Amenity and Common Area Use – The policy holds owners accountable if they or their guests/tenants damages the common area. John motioned to adopt the policy, Brian seconded and the motion passed.

Guidelines for Fencing - John motioned to adopt the guidelines, Brian seconded and the motion passed.

**APPOINTMENT OF ACC MEMBERS**

Per the legislative changes, Board members are no longer permitted to serve on the ACC. Kern motioned to appoint Anthony Schnacky and Loren Brock as the committee members; Brian seconded and the motion passed.

**2021 LEGISLATIVE UPDATE**

On September 1<sup>st</sup> new laws went into effect for HOA's. John highlighted the legislative changes that affect Rivers Run.

**ADJOURNMENT**

The Board adjourned the regular meeting at 7:20 PM and went into executive session.

**EXECUTIVE SESSION SUMMARY**

The Board discussed six deed restriction violations, patrol officer contracts and traffic cameras.

The meeting of the Executive Session was formally adjourned at 9:04 PM.

Approved: \_\_\_\_\_