

# **River Bend Townhome Owners Association**

## **Annual Meeting**

Thursday, November 6, 2008

The meeting was brought to order at 6:40 p.m.

Introductions were made, and it was determined that a quorum was present. Those present were: Jean Hollinger, Charles Wall, Kim Genevay, Oscar and Felicia Ramirez, Barbara and Marvin Mitchell, Alexandria Mier, JoAnn Siddle, Ellen Livingston, Lillian Wheeler and LaDonna Lee. Also present were Tracey Heritage and Debbie Campbell from Heritage Property Management. There were also 6 proxies.

Lillian Wheeler gave a report on the status of the annexation of vacant land south of River Bend. Discussion followed on how this will affect the subdivision. Lillian agreed to head up a committee to follow the progress of the new development.

Lillian also gave a report on the projects that were accomplished this year. They included carport repairs, roof repairs, painting the fence, replacing shingles, replacing siding and repainting the numbers on the parking spaces. Lil also reported that some dead trees were removed and new trees planted. A discussion followed regarding the possibility of more new trees. It was decided that the new Board would obtain a map of the sprinkler layout and determine where additional trees might be planted.

Questions were raised regarding the swamp cooler maintenance. Some owners felt that whoever winterizes the coolers should also do some preventive maintenance. It was decided that the new elected Board would clarify the services required.

The proposed budget for 2009 was presented. There were no objections to the budget figures by the owners at the meeting. The new Board will formally review the 2009 Budget when they meet. It was the consensus of the owners present to continue building the capital reserve account for eventual building maintenance such as roofs and siding.

There was some discussion regarding covenant violations. There is a need for a committee to report violations, and possibly a fine system should be instituted to help enforce the violations.

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Nominations were opened for new Board members. Mark Post was nominated by proxy, and his wife, Robin Post, volunteered. Kim Genevay, Charlie Wall and Oscar and Felicia Ramirez also volunteered. There were no objections. The new Board was unanimously approved.

The new Board of Directors for River Bend Townhome Owners Association is:

Mark Post  
Robin Post  
Kim Genevay  
Charles Wall  
Oscar Ramirez  
Felicia Ramirez

The new Board will meet the first part of December for an organizational meeting and will elect officers.

There being no further business, LaDonna Lee made a motion to adjourn the meeting. It was seconded and the meeting was adjourned.

Respectfully Submitted,  
Debbie C. Campbell (in the absence of an appointed Secretary)

