

**RIVERS EDGE ESTATES
BOARD OF DIRECTORS
APPROVED BOARD MEETING MINUTES
MARCH 12, 2025**

CALL TO ORDER:

President John Brendlinger called the Rivers Edge Estates Board of Directors Board Meeting to order at 9:00 am via Zoom.

PRESENT

President	John Brendlinger	Lot 2
Secretary/Treasurer	Sue Jackson	Lot 3
Director	Steve Martinez	Lot 4

NOT PRESENT

Vice President	Rhonda McDonald	Lot 5
Director	Mark Walton	Lot 1

OTHERS PRESENT

Community Manager/
Recording Secretary Heather Wilson

APPROVAL OF MEETING MINUTES

Sue Jackson made a motion to approve the December 11, 2024 Board of Directors Board Meeting Minutes. John Brendlinger second the motion and the motion passed unanimously.

FINANCIAL REPORT

Arizona Financial Credit Union Bank Account

Heather Wilson reported she sent the Board the December 2024 , January 2025 and February 2025 bank statements, March 1, 2025 the balance in the general account at the Arizona Financial Credit Union Bank is 12,041.33.

2025 ANNUAL DUES

Heather Wilson reported 2025 Annual Dues have been billed and paid.

2024 TAXES

Heather Wilson reported when she was in Parker in February she met with Complete Tax in Parker Arizona to have the 2024 taxes prepared and filed. Taxes have been filed for 2024.

Sue Jackson made a motion to approve the March 2025 Financials as presented. John Brendlinger second the motion and the motion passed unanimously.

MANAGERS REPORT

Site Visit

Heather Wilson reported she was at Rivers Edge on February 18, 2025 and met up with John Brendlinger and walked the property.

John Brendlinger noted the gate has been operating properly we have had no issues with the gate and Otis has done some trimming on the bushes. John asked that we have Otis come on the property at night to verify that all of the lights in the parking area are working.

Sue Jackson noted when Epcor came out to install their water meter, they were not able to do so due to building materials blocking access and she asked whoever the building materials belong to, please have them relocated so Epcor has access to install their water meter.

John Brendlinger stated the materials belong to him and he has requested Jason with Lambert to have the materials re-palletized and relocated for future use. John noted he will reach back out to Lambert Construction. Steve Martinez offered the use of his concrete slab to temporally store the pallet of materials so they are not in the way of Epcor.

OLD BUSINESS

Location of Trash Enclosure

No Update at this time.

Common Area Concrete Cracking

No Update at this time.

No Trespassing Sign

Heather Wilson reported that Otis has the no trespassing sign and she will follow up with him in regards to installing the sign on the gate.

NEW BUSINESS

Power Source at the Street

John Brendlinger reported he is going to look into what power we have available at the entrance that would allow us to light up the Rivers Edge Estate entrance sign.

CONSTRUCTION UP DATES

Mark Walton Lot 1

Mark Walton not present at meeting, No Update.

CONSTRUCTION UP DATES CONTINUED

John and Jackie Brendlinger Lot 2

John Brendlinger reported he has been experiencing bats on the common area side of his house; he installed a light to distract the bats and is going to have his contractor rework some of the roof tiles in effort to keep the bats out.

John Brendlinger also reported he received his report from the soils engineer regarding the movement of his property due to the digging on Lot 3 and that he will send a copy to the Jacksons. John noted his property continues to have movement.

Wade and Sue Jackson Lot 3

Sue Jackson reported the revised plans are currently in plan check reflecting the new calculations, trusses and retaining wall. Sue also noted her contractor is in the process of getting prices for the retaining wall and steel.

John Brendlinger asked Sue Jackson if her contractor is going to be digging down. Sue reported only for the new pylons; there is no basement. John Brendlinger asked Sue if her contractor is planning on shoring up on his side of the property prior to any digging to avoid further movement/damage to his property. Sue Jackson noted she is not familiar with their processes; however, she is confident with their processes and they are very aware of the movement of the ground.

Steve and Jennifer Martinez Lot 4

Steve Martinez reported unfortunately he is in the midst of a big lawsuit with a company; he had to make the decision to put a pause on the construction of his house in order to protect his personal assets and that he has notified Lambert Construction.

Steve Martinez noted he is optimistic that this lawsuit will be over with within a year from today, which would be March of 2026, at which time he will be able to continue with the construction of his house and asked if anyone has any issue with the project being on hold for a year to please let him know.

Steve Martinez stated he has authorized Lambert Construction to bring in white sand to be placed on his beach and asked if anyone else was interested in having white sand on their beach to let him know and maybe we can join forces.

John Brendlinger reported he will also be bringing in white sand and that he did speak to Jason with Lambert Construction in regards to having white sand delivered to his property and suggested a possible better way to bring in white sand by using huge sand bags have them craned over to the beach, then cut the bags open to release the sand, versus hauling it over and that Jason was going to look into it.

Steve Martinez asked Sue Jackson to reach out to him in regards to sharing the expenses for the block wall that will be built between their properties.

CONSTRUCTION UP DATES CONTINUED

John and Rhonda McDonald Lot 5

Rhonda McDonald not present at the meeting. No update

Next Board Meeting is June 11, 2025.

Meeting adjourned at 9:35

Submitted by Recording Secretary, Heather Wilson