

**RIVERS EDGE ESTATES
ANNUAL HOMEOWNERS MEETING
APPROVED MEETING MINUTES
DECEMBER 11, 2024**

CALL TO ORDER:

President John Brendlinger called the Rivers Edge Estates Annual Homeowners Meeting to order at 9:00 am via Zoom.

PRESENT

President	John Brendlinger	Lot 2
Vice President	Rhonda McDonald	Lot 5
Secretary/Treasurer	Susan Jackson	Lot 3
Director	Mark Walton	Lot 1

NOT PRESENT

Director	Steve Martinez	Lot 4
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OTHERS PRESENT

Community Manager/ Recording Secretary	Heather Wilson
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2025 NEW ELECTED DIRECTORS OF THE BOARD

Heather Wilson reported as a formality the Board voted on new Directors of the Board at the September meeting and they are as follows:

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|------------------------------|-------------------------|
| • President | John Brendlinger |
| • Vice President | Rhonda McDonald |
| • Secretary/Treasurer | Sue Jackson |
| • Director | Steve Martinez |
| • Director | Mark Walton |

APPROVAL OF MEETING MINUTES

Rhonda McDonald made a motion to approve the September 11, 2024 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 September 2024, October 2024 and November 2024 bank statements, as of November 30, 2024 the balance in the general account at the Arizona Financial Credit Union Bank is **\$1,065.93**.

FINANCIAL REPORT CONTINUED

2024 Budget Up Date

Heather Wilson reported she submitted to the Board the 2024 Expenses and that the monies were carried over from last year is what carried us through this year. Heather Wilson stated we had additional costs i.e.; hanging of entrance sign, painting of the poles on the new sign, irrigation repair and gate maintenance.

Heather Wilson reported our year-to-date expenses for 2024 was \$13,432.83 and of that amount, \$1,142.12 was for the additional costs mentioned above, that were not budgeted for in the 2024 Budget. Rivers Edge Estates' total income is based on 5 lots @ \$2,280.00 per year per lot which is \$11,400.00, and looking forward she recommends the Board revisit the amount of the Annual Dues.

2025 Proposed Dues Increase

Heather Wilson reported based on the expenses in 2024, we were \$2,042.71 over budget and proposed two Budget options.

Option #1

Increase the dues to **\$250.00** per month per lot for a total of **\$1,125.00** per month totaling **\$15,000.00** per year. This would leave a credit balance of **\$1,570.00** which would be set aside in a reserve account.

Option #2

Increase the dues to **\$300.00** per month per lot for a total of **\$1,500.00** per month totaling **\$18,000.00** per year. This would leave a credit balance of **\$4,570.00** which would be set aside in a reserve account.

John Brendlinger reported the Board needs to discuss what everyone feels is a good number that we want to start setting aside in our reserve account for future maintenance projects and Mark Walton agreed with John.

Heather Wilson reported without a reserve account, should a maintenance project or a special project come about, each homeowner would be required to pay a special Assessment for a specific project, or River's Edge can come to an agreement for dues increase that will allow setting monies aside for the reserve account.

Rhonda McDonal asked what type of major maintenance projects are we looking at since we are such a small HOA. Heather Wilson reported Rivers Edge Estates biggest expenses are the concrete driveway to the property and the concrete in the common areas.

John Brendlinger noted the concrete is a major concern and the Board needs to decide how we want to handle the original concrete work provided by Scott Goodman the developer of the property.

FINANCIAL REPORT CONTUNUED

2025 Proposed Dues Increase Continued

John Brendlinger made a motion to approve to move forward with the \$300.00 per month per lot dues increase. Mark Walton second the motion and the motion carried unanimously.

APPROVAL OF THE 2025 ANNUAL BUDGET

Heather Wilson reported based on the approval of the **\$300.00** per month dues increase, she has put together a proposed 2025 Budget for Board approval. This budget will reflect the **\$18,000.00** per year income from the annual dues and the budgeted expenses in the amount of **\$13,430.00**, leaving a credit balance of **\$4,570.00** which is to be set aside in the reserves.

Sue Jackson made a motion to approve to move forward with the proposed budget in the amount of **\$18,000.00** as presented. Mark Walton second the motion and the motion carried unanimously.

MANAGERS REPORT

New Entrance Sign

Heather Wilson reported the new entrance has been completed and the poles have been painted.

Site Visit

Heather Wilson reported she will be coming into parker on February 12,2025 leaving on February 18, 2025 and will be visiting the property and get the taxes done.

OLD BUSINESS

Location of Trash Enclosure

No Update at this time

Common Area Concrete Cracking

Heather Wilson reported both John Brendlinger and Mark Walton have had conversations with Scott Goodman in the past regarding the concrete issues we are experiencing and feels this conversation would be more impactful coming from John Brendlinger. John Brendlinger agreed to reach back out to Scott Goodman and have a strong conversation with him in regards to our concerns and if there is no willingness on Scott's part to financially contribute to our concrete issues, then we need to seek legal counsel.

Rhonda McDonald noted sometimes just being contacted by an attorney will get someone in the right direction.

OLD BUSINESS CONTINUED

Common Area Concrete Cracking Continued

John Brendlinger reported he will reach back out to Scott and remind him of what he originally told us, which was he would fix any damaged concrete once the project was completed. If we cannot come to some type of agreement we will then put him on notice as to what our next intentions are, which is to seek legal counsel.

Liability Insurance

Jon Brendlinger asked if we have liability insurance for the common area. Heather Willson reported it is her understanding that each person's lot covers a portion of the common area inside the gate and that homeowners are responsible for their guests.

No Trespassing Sign

Heather Wilson reported the trespassing sign will be delivered next week and she will have Otis install it.

NEW BUSINESS

Certificate of Insurance

Heather Wilson reported it is the responsibility of the homeowner to obtain a "Certificate of Insurance" from your general contractor showing Rivers Edge Estates as the certificate holder with the additional insured clause. Please have your contractor email her the Certificate of Insurance for your project.

As-Built Drawings

Heather Wilson suggested that each property submit to the HOA a copy of their As-Built drawings so the HOA has them on file.

Architectural Design Review Process

Heather Wilson reported she does have a letter drafted to send to Brian regarding the approval process of the interior finishes which she will send out to the Board for review.

2025 Board Meeting Dates

Heather Wilson reported she sent out to everyone the 2025 Board Meeting dates.

2024 Rivers Edge Estates Annual Tax Filing

Heather Wilson reported she will be meeting with Complete Tax located in Parker Arizona in February to get the taxes filed.

CONSTRUCTION UP DATES

Mark Walton Lot 1

Mark Walton reported he is looking to start his project at the end of 2025, he has projects in Texas he needs to wrap up first.

CONSTRUCTION UP DATES CONTINUED

John and Jackie Brendlinger Lot 2

John Brendlinger reported he is dealing with some foundation issues due to the digging on Lot 3 and he is waiting for the soils report. In the meantime, rods have been drilled into the ground on his property so we can measure movement over the next year. John noted there definitely is movement and damages.

John Brendlinger stated when the contractor started to dig the hole they got too close to his block wall and then dug below the water table. This is when everything on that side of his house started pulling down into the hole and he also has a crack along the floor of the inside of his house.

Wade and Sue Jackson Lot 3

Sue Jackson reported she had a couple of engineering firms out to the property and they will be writing her reports. According to the Engineers, they have done everything right, yes there was some movement on John's block wall and there could be damaged pavers, but the calculations were all correct and should not have effected John's foundation at all.

However, there is a bigger problem that was brought to my attention that I want to share and that is; where the concrete pad is in front of your lots where all of the cracked concrete is, the dirt is moving away from the parking lot and there is a gap, due to the property not being properly compacted by the developer. That being said, she is re-engineering her entire property and adding a retaining wall and installing pylons and then re-compact everything. Once she gets her drawings back from the engineers she will be resubmitting them back to the building department.

Steve and Jennifer Martinez Lot 4

Steve Martinez was not present at the meeting. No update.

John and Rhonda McDonald Lot 5

Rhonda McDonald reported they have hired Lambert Construction to build her house and she is waiting on trust calculations before she is ready to go to the county.

Meeting adjourned at 9:51 am

Next Board Meeting is March 12, 2025.

Submitted by Recording Secretary, Heather Wilson