

**RIVERS EDGE ESTATES
BOARD OF DIRECTORS
APPROVED MEETING MINUTES
December 13, 2023**

CALL TO ORDER:

President Steve Martinez called the Rivers Edge Estates Board of Directors Board Meeting to order at 9:00 am Arizona time via Zoom.

PRESENT

| | | |
|---------------------|--------------------|-----------------|
| President | Steve Martinez | Lot 4 and Lot 5 |
| Secretary/Treasurer | Susan Jackson | Lot 3 |
| Director | John Brendlinger | Lot 2 |
| Director | Jackie Brendlinger | Lot 2 |

NOT PRESENT

| | | |
|----------|-------------|-------|
| 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 September 13, 2023 Board Meeting Minutes. Steve Martinez second the motion and the motion passed unanimously.

FINANCIAL REPORT

Arizona Financial Credit Union Bank Account

Heather Wilson shared the September, October and November 2023 bank statements with the Board. Heather Wilson noted as of November 30, 2023 the balance in the Arizona Financial Credit Union Bank is \$3,590.26

2024 HOA Dues Invoices

Heather Wilson reported the 2024 HOA dues invoices have been mailed out.

2023 Rivers Edge Estate 2023 Taxes

Heather Wilson presented the 2023 expense report to the Board and noted the total expenses for 2023 was \$10,821.00 and the revenue from the HOA dues was \$11,400.00.

Heather Wilson reported she will be meeting with Complete Tax in February to file the Rivers Edge 2023 taxes.

FINANCIAL REPORT CONTINUED

Approval of the 2024 Budget

Heather Wilson presented the 2024 Budget based on the actual expenses from 2023 which was \$10,821.98. The 2024 budget is based on the annual income of \$11,400.00 which is collected in HOA dues.

Heather Wilson noted the annual income for 2024 is \$11,400.00 and the projected 2024 expenses are \$11,390.00.

APS Bill

Heather Reported we had a credit on our account due to the deposit that was put on the account when it was first opened so we did not have to pay an electric bill for the months of January 2023 thru May 2023, so we only paid out of pocket \$290.64 for 2023.

Susan Jackson made a motion to approve the 2024 Budget. Steve Martinez second the motion and the motion passed unanimously.

OLD BUSINESS

Location of Trash Enclosure

No up date at this time

Entrance Sign

John Brendlinger reported the last time he was out at the property he took all of the measurements for the sign and his only question is; do we want to attached the sign to the existing poles where the mailboxes are.

Steve Martinez suggested that we install the sign between the existing two poles where the mailboxes are installed. Steve Martinez also noted since we have been granted an access easement from Branson's he feels we should reach out to Brandon to be sure it is ok to hang the sign off of the existing poles.

Susan Jackson reported she will reach out to Bransons regarding installing the sign on the two (2) existing poles and will have Heather follow up with an email just so we have the approval on record.

Common Area Concrete Cracking

John Brendlinger reported that all homeowners were in agreement to get an outside independent concrete consultant to give us a report on the condition of the concrete in the common area and asked if we have an update.

Steve Martinez reported he will be meeting with his contractor next week and will see if he can get a second opinion/report from his contractor regarding the cracks in the concrete in the common area.

NEW BUSINESS

Krupnik and Speas 2024 Fee Schedule

Heather Wilson distributed the 2024 Krupnik & Speas Fee Schedule to the Board which will take effect January 1,2024.

CONSTRUCTION UP DATES

Mark Walton Lot 1

No Up Date - Not present at the meeting.

John and Jackie Brendlinger Lot 2

John Brendlinger has completed his house. Congratulations John.

Wade and Sue Jackson Lot 3

Susan Wade reported when she went to the County to pick up her plans the County told her she is not allowed to have living quarters in a basement, so they are in the process of redesigning.

Steve and Jennifer Martinez Lot 4

No update.

Steve and Jennifer Martinez Lot 5

Steve Martinez reported his property is in full swing and as far as construction goes if anyone has any issues with a messy construction site to please reach out to him.

Meeting adjourned at 9:30 am - Next Board Meeting is March 13, 2024.

Submitted by Recording Secretary, Heather Wilson