

**RIVERS EDGE ESTATES
BOARD OF DIRECTORS
APPROVED MEETING MINUTES
September 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
Director	Mark Walton	Lot 1

Others Present

Community Manager/
Recording Secretary Heather Wilson

APPROVAL OF MEETING MINUTES

Steve Martinez made a motion to approve the June 19, 2021, July 25, 2021 and the September 23, 2022 Board Meeting Minutes. Sue Jackson second the motion and the motion passed unanimously.

QUARTERLY BOARD MEETING DATES

Heather Wilson reported she distributed the 2023-2024 Board Meeting Dates to all Board members. All Board members were in agreement with the Board Meeting dates for 2023-2024 as presented.

FINANCIAL REPORT

2023 HOA Dues

Heather Wilson reported that all HOA dues have been paid thru December 2023.

Arizona Financial Credit Union Bank Account

Heather Wilson reported as of August 28, 2023 the balance in the Arizona Financial Credit Union Bank Account is \$6,190.51.

Wells Fargo Bank

Heather Wilson reported she did not move forward with switching the banking over to Wells Fargo Bank due to the fact that Arizona Financial has better on-line banking options and also the fact that we are billing the HOA dues Annually, we only have four deposits annually which can be done remotely.

FINANCIAL REPORT CONTINUED

2022 Taxes

Heather Wilson reported the 2022 taxes have been filed by Complete Tax who is a local CPA and she will also use them for the 2023 taxes.

Approval of the 2023 Budget

Heather Wilson presented the 2023 Budget which is based on the actual expenses from 2022 and the 2023 annual income of \$11,400.00 collected in HOA dues.

Heather Wilson noted the annual income is \$11,400.00 and the 2023 budgeted expenses are coming in at \$11,390.00.

Steve Martinez made a motion to approve the 2023 Budget as presented, Mark Walton second the motion and the motion carried unanimously.

OLD BUSINESS

Location of Trash Enclosure

No up date at this time

Electrical Surge Protector for Gate Motors

Heather Wilson reported Scott Goodman has installed the surge protectors for the gate motors.

Entrance Gate

Heather Wilson reported McIntosh Controls has been out to the property and the gate issues at this time have been resolved and the gate is operating properly.

Common Area Concrete Cracking

John Brendlinger voiced his concerns with all of the spider cracking that is taking place in the common area concrete and was under the impression that Scott Goodman was going to take care of the concrete once all construction is completed.

Steve Martinez reported he feels all of the homeowners are on the same page and that he feels we need to take an official stance and asked Heather Wilson what Scott Goodman's stance is at this point.

Heather Wilson reported Scott Goodman had a study/report from Peterson Geotechnical Group that was distributed to all of the homeowners which basically notes the cracking of the concrete has not jeopardized the integrity of the concrete.

Steve Martinez stated just for everyone's clarity it is his understanding that Scott Goodman is basically saying sorry this is not my problem anymore and that we, the homeowners will need to take care of it ourselves.

OLD BUSINESS CONTINUED

Common Area Concrete Cracking Continued

Steve Martinez reported, we as a team need to decide if we want to proceed with telling Scott Goodman that we disagree with him and we as homeowners feel that he has made a commitment to replace the damaged concrete once the construction has been completed and that he needs to live up to it, or do we just say it is what it is and we deal with the concrete issue ourselves.

John Brendlinger feels that we should hire our own Geotechnical company to come out and give us their observation.

Mark Wade also feels we should get another Geotechnical company to come out and give us a report and if the report comes back in our favor, then we need to come up with a cost factor to fix or replace the concrete and get Scott Goodman to agree with setting up an escrow account that he can put the funds into, so when the time comes to do the work, the monies are in a special escrow account.

Steve Martinez reported he feels we should not do nothing about the concrete issue, that it is worthy of us to hire our own third party to give us their assessment of the integrity of the concrete and the worst-case scenario would be that the third-party assessment of the concrete damage is superficial, and if so then we would all have a piece of mind the fact that we did get a third-party opinion.

Susan Jackson was in agreement with Steve Martinez.

Steve Martinez reported he is meeting with his concrete contractor today and he will take the lead on obtaining a third-party opinion.

Steve Martinez asked Heather Wilson to see if she can get a any information from Scott Goodman in regards to the concrete contract that he has for the work that was done and if there are any transferable warranties.

NEW BUSINESS

Entrance Sign

John Brendlinger reported he has access to a digital machine that cuts out metal signs and he is willing to have his designer design a sign that everyone can look at, and once everyone agrees on the sign, he can have it made, powder coated and have it installed on the steel poles by the mailboxes on Riverside Drive. John Brendlinger also noted he will have a sign made and mounted on the entrance gate as well.

All homeowners were in agreement to have John Brendlinger design a Rivers Edge address sign at the entrance and on the gate for all homeowners to review and approve.

NEW BUSINESS CONTINUED

Staging of Materials

Heather Wilson noted to be mindful when staging materials and asked that homeowners coordinate with each other.

Sue Jackson reported she will be starting her house in the next month or so and wanted to be sure she has access to the parking lot when staging materials for her project.

Steve Martinez reported he has Lot 5 that he will be utilizing to stage his materials, however he will let Lambert Construction know that they will need to stay clear of the Jackson's property in order to give them access to stage their materials and he and Sue Jackson will keep each other informed.

Mark Walton stated he has no problem with Sue or Steve using his lot for staging of materials or dirt at this time.

John Brendlinger thanked everyone for being so patient during the construction of his house.

2023 Annual Report

Heather Wilson reported Krupnick and Speas has filed the 2023 Annual Report with the state of Arizona.

CONSTRUCTION UP DATES

Mark Walton Lot 1

Mark Walton stated he has no update at this time that he has two other projects he is finishing up before he moves forward with Rivers Edge.

John and Jackie Brendlinger Lot 2

John Brendlinger has completed his house. Congratulations John.

Wade and Sue Jackson Lot 3

Susan Jackson reported she will be breaking ground in the next thirty (30) days or so.

Steve and Jennifer Martinez Lot 4 and Lot 5

Steve Martinez reported he is using Lambert Construction for his project, which has broken ground, and he is waiting for inspection of the retaining wall, that is to be taking place today so they can proceed with the concrete slab work.

Meeting adjourned at 9:45 am - Next Board Meeting is December 13, 2023.

Submitted by Recording Secretary, Heather Wilson