

**RIVERS EDGE ESTATES  
BOARD OF DIRECTORS  
APPROVED MEETING MINUTES  
September 26, 2022**

**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
Director	John Brendlinger	Lot 2
Director	Jackie Brendlinger	Lot 2
Director	Mark Walton	Lot 1

**Absent**

Director	Wade Jackson	Lot 3
Director	Susan Jackson	Lot 3

**Others Present**

Community Manager/ Recording Secretary	Heather Wilson
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**HORIZON BANK**

Heather Wilson reported as of August 1, 2022 there is \$7,573.25 in the bank account.

**FINANCIAL REPORT**

**2022 HOA Dues**

Heather Wilson reported the 2022 HOA dues are paid in full for the year.

**2023 HOA Dues**

Heather Wilson reported the 2023 HOA dues billings will go out December 31, 2022 and asked the Board if they would consider billing the HOA dues annually versus the monthly invoices.

The Board was in agreement to pay the HOA Dues Annually.

**Wells Fargo Bank**

Heather Wilson asked the Board if they would be in favor of switching the Horizon Bank over to Wells Fargo bank, due to the fact that Wells Fargo Bank is nationwide where Horizon Bank is a state bank.

Steve Martinez made a motion to transfer banks from Horizon Community Bank to Wells Fargo Bank. Mark Walton second the motion and the motion passed.

**2021 Taxes**

Heather Wilson reported the 2021 taxes have been filed by Complete Tax who is a local CPA and she will also use them for the 2022 taxes as well.

## **FINANCIAL REPORT CONTINUED**

### **Annual Report**

Heather Wilson reported John Churchill has filed the 2021 Annual Report.

## **OLD BUSINESS**

### **Mailboxes**

Heather Wilson reported the mail boxes have been installed, labeled 7160-B Riverside Drive etc. and the post office P.O. box has been closed out since all of the bills are paid on line along.

### **Amendment to the CC&Rs to allow the 35' height limit**

Heather Wilson reported the Amendment to allow the 35' height has been completed, recorded and a copy of the Amendment will be posted on Rivers Edge Website.

### **Architectural Design Review Process**

Heather Wilson reported the Board has agreed to keep the third-party Architectural Design Review Committee, for those that have their own Architect designing their house, will still need to submit their drawings to the Architectural Design Review Committee.

### **Location of Trash Enclosure**

No up date at this time

## **NEW BUSINESS**

### **Being a Good Neighbor**

Heather Wilson reported currently there is only one house under construction, at some point in time there will be other lots under construction so please make arrangements with each other before you use someone else's lot to stage your materials.

### **Entrance Gate**

Heather Wilson reported the gate was struck by lightning and not closing, so she notified Gary from McIntosh Controls who came out to the property and determined the circuit panels were fried by lightning, and that Gary was able to get the manufacturer to replace the circuit panels under warranty however the warranty does not include the labor to install them so Gary will be charging Rivers Edge for the labor to install them.

### **Common Area Drain**

Heather Wilson reported Patrick pulled off the large metal cover plate to expose the drain and discovered the filter pan was completely clogged, so Patrick removed the filter pan and the drain is working.

John Brendlinger stated the water drains off into the river via two (2) drains Scott Goodman installed that run along each end of the property.

## **NEW BUSINESS CONTINUED**

### **Electrical Surge Protector for Gate Motors**

Heather Wilson reported Gary from McIntosh strongly suggested we install surge protectors on both of the gate motors to protect everything inside the gate motor boxes when there are APS power outages/surges, lightning strikes or any other electrical outage that may occur, and Scott Goodman is willing to pay for the surge protectors and the installation.

### **Affidavit from Scott Goodman regarding the common area concrete**

Heather Wilson reported she has spoken with Scott Goodman and requested that he send an affidavit stating he is responsible for the cracking in the concrete and when all construction is completed, he will be responsible to replace any damaged concrete.

Steve Martinez asked what Scott Goodman's response was. Heather Wilson stated Scott Goodman told her he had a third-party concrete contractor come out to the property which was Steve Stanton Construction, and Steve Stanton told Scott Goodman this type of cracking has nothing to do with the structural integrity of the concrete and is common for this area.

Heather Wilson reported she has advised Scott Goodman that the Board is looking for official documentation stating he is taking responsibility to replace any damaged concrete.

John Brendlinger stated Scott Goodman agreed once all of the construction is completed if there was any damage to the concrete, he would replace it. John also stated before any construction even started, he shared his concerns with Scott Goodman in regards to the possibility of damaging the concrete when heavy equipment starts driving on and off the property.

Steve Martinez stated at the end of the day before we all even move into our homes; we already have long-term concrete issues and he requested we ask Scott Goodman to heighten his stance so we all understand very clearly what stance he is taking.

John Brendlinger expressed his concerns as to when the warranty runs out, he wants to be sure we do not wait too long to get a response from Scott Goodman in order to avoid the possibility of being too late to do anything about the cracking concrete and we all end up getting stuck paying for new concrete.

Steve Martinez stated we need to review our CC&Rs from a construction governess standpoint to see what the warranty agreement is and/or check to see what the Arizona Registrar of Contractors license board states, for they would be the governing agency of any type of warranty work from our acceptance.

## **NEW BUSINESS CONTINUED**

### **Affidavit from Scott Goodman regarding the common area concrete continued**

Steve Martinez stated this issue is not getting any better and we need to see what our contractual stance is when it comes to warranty

Steve Martinez asked Heather to let Scott Goodman know (4) homeowners are stating that you told them he would be responsible for the replacement of the damaged concrete once all construction has been completed.

Heather Wilson will reach back out to Scott Goodman regarding the affidavit and will report back to the Board.

### **Managing Remotely**

Heather Wilson reported she has sold her house and will be moving out of the area; however, she is keeping a couple of accounts remotely and is willing to keep Rivers Edge on if the Board approves it. Heather also stated she has hired a maintenance person Otis Hall to overlook the properties and that she has worked with Otis on other properties for over twenty years and he is very reliable.

Steve Martinez stated since we currently do not have an alternative option at this time, he suggested to keep Heather on remotely see how it goes and later on down the road if we need to make some adjustments, we can revisit the remote managing.

The Board was in agreement with Steve Martinez to keep moving forward with the remote management to see how it goes.

Steve Martinez made a motion to keep Heather Wilson on as our community manager remotely and if it does not work out the Board will revisit. John Brendlinger second the motion and the motion passed.

## **CONSTRUCTION UP DATES**

### **Mark Walton Lot 1**

Mark Walton stated he has no update at this time.

### **John Brendlinger Lot 2**

John Brendlinger reported his project is moving along fine with the exception of trying to obtain a sandy beach, but now that he has selected Lambert as his General Contractor, he will be reaching out to them to see if they can bring in someone to create a sandy beach.

### **Susan Jackson Lot 3**

Susan Jackson was not present at the meeting no update was given.

## **CONSTRUCTION UP DATES CONTINUED**

### **Steve Lot 4 and Lot 5**

Steve Martinez reported he officially has been approved for a lot line adjustment on Lots 4 and 5 which basically gave him more beach front on Lot 4 and that he has no update on the construction of Lot 5.

Steve Martinez shared the 3D Video of the house he is going to be building on Lot 4, which shows an architectural design view of Lot 4 and when the drawings are complete, he will then submit the drawings to the HOA's third-party Architectural Design Review Committee for approval.

### **Website**

Heather Wilson reported she is working with Netserve to get documents posted on the website.

Meeting adjourned at 9:45 am

Submitted by Recording Secretary, Heather Wilson