

**RIVERS EDGE ESTATES
BOARD OF DIRECTORS
APPROVED MEETING MINUTES
June 12, 2024**

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
Secretary/Treasurer	Susan Jackson	Lot 3
Director	John Brendlinger	Lot 2
Director	Jackie Brendlinger	Lot 2
Director	Rhonda McDonald	Lot 5

NOT PRESENT

Director	Mark Walton	Lot 1
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OTHERS PRESENT

Community Manager/ Recording Secretary	Heather Wilson
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INTRODUCTIONS

Heather Wilson reported John and Rhonda McDonald are the new owners of Lot 5 and welcomed them to the Rivers Edge Community.

Rhonda McDonald reported they are excited to be part of the Rivers Edge Community and they are looking forward to getting their project off the ground.

Steve Martinez reported he has viewed the McDonald's 3d video of their project, it looks beautiful and welcomed the McDonalds to the Rivers Edge Community.

APPROVAL OF MEETING MINUTES

Steve Martinez made a motion to approve the December 13, 2023 Board Meeting Minutes. Susan Jackson second the motion and the motion passed unanimously.

FINANCIAL REPORT

Arizona Financial Credit Union Bank Account

Heather Wilson reported she has shared the December 2023-May 2024 Bank statements with the Board and as of June 12, 2024 the balance in the Arizona Financial Credit Union Bank is \$8,200.00.

FINANCIAL REPORT CONTINUED

2023 Rivers Edge Estates Tax Filing

Heather Wilson reported Complete Tax located in Parker, Arizona has filed the 2023 Taxes, the only expense was the \$50.00 to the IRS for the actual filing and \$332.00 to Complete Tax for the preparation of the 2023 Taxes.

MANAGERS REPORT

Gate Maintenance

Heather Wilson reported the main entrance gate issues hopefully have been resolved. Gary with McIntosh Control our gate maintenance company reported the following:

- Installed a wiring harness and upgraded the shadow vehicle detector module to a diagnostic type that will ignore faulty loop cables.
- Relocated and reinstalled a master side, open cycle photoelectric control system to prevent alignment errors.
- Cleaned out, lubricated and tested system operation and also rested the battery backup systems.

Above ground pipe repair

Heather Wilson reported Otis repaired a above ground broken drain pipe on the property.

Community Drain Clean-Out

Heather Wilson reported Otis has cleaned out Rivers Edges Estates main drain in order to ensure proper drainage for the storm water or any other water that runs onto the property.

OLD BUSINESS

Location of Trash Enclosure

John Brendlinger suggested that we install the trash enclosure on the outside of the gate due to the mess tht it creates on the concrete.

Susan Jackson requested that we look into allowing each individual home with their own trash cans as well as the community trash can and noted this is what the HOA where she stays has in place.

Heather Wilson reported she will contact our representative and see if this is something they can offer Rivers Edge Estates.

New Entrance Sign

John Brendlinger reported the new sign is complete, once he brings the new sign to the river he will coordinate with Heather to have the mounting brackets welded to the sign so it can be installed and also have the existing poles painted brown.

OLD BUSINESS CONTINUED

Common Area Concrete Cracking

Steve Martinez reported he has reached out to a concrete contractor and his input was we can pay him to come out to the property and perform a study so we have a third-party inspection and based on the outcome of the third-party inspection report we can then move forward with notifying Scott Goodman of the findings from a third party and see where Scott Goodman stands with our findings.

Steve noted the approximate cost to perform the 3rd Party inspection would be between \$1,500.00 and \$2,000.00 depending on how much time is involved in producing the report. That being said do we want to move forward with the third-party report?

Steve Martinez also reported his concrete contractor noted; to be completely honest if the third-party report does not come out in River's Edge Estates favor, it might be more cost effective for the HOA to crack fill the concrete every couple of years versus suing Scott Goodman the Developer.

Susan Jackson asked if there was a statute of limitations in regards to the concrete work and are we going to have no recourse with Scott Goodman based on the statute of limitations' time line, or do you think based on Scott's last response which was he has provided us with the report from a geotechnical company and based on the findings in the report Scott Goodman has basically moved on.

Steve Martinez stated he feels that Scott Goodman personally feels he has met his obligation by providing us with the geotechnical report and based on that report, if Rivers Edge is not in agreement with the report he has provided, then River's Edge will need to legally go after Scott Goodman, and based on the report that Scott Goodman has provided us we may or may not be able to actually get any monies from Scott Goodman and asked Heather what her feelings are in regards to Scott Goodman.

Heather Wilson reported in her last conversation with Scott Goodman, he feels he has provided River's Edge with a report from a reputable geotechnical company that basically states there is no damage to the concrete, and she personally feels without the third-party report, all we have to go on is the report that Scott Goodman has already provided Rivers Edge which states there is no damage that effects the integrity of the concrete.

Steve Martinez asked Heather if there is a concrete contract in the area that would come out and give us his input. Heather Wilson suggested that we give Steve Stanton Construction a call and see if he will come out to the property.

OLD BUSINESS CONTINUED

Common Area Concrete Cracking Continued

John Brendlinger reported he brought up his concerns in regards to the cracking of the concrete to Scott Goodman before he even started construction on his project, so he had his contractor walk the property and take pictures because he did not want to be held responsible for any of the existing damages to the concrete.

Steve Martinez suggested that we contact Steve Stanton who is a local concrete contractor to come out to the property and give us his opinion/report of the concrete.

Heather Wilson reported she would get in touch with Steve Stanton and see if he is willing to come out to the property and give us his professional opinion.

Steve Martinez made a motion to move forward with bringing in Steve Stanton to evaluate the concrete. Susan Jackson second the motion and the passed unanimously.

John Brendlinger noted at the end of the day, when all of the homes are built each home is going to be worth at least three million dollars and we do not want to end up with a bunch of broken concrete in our common areas. If we are not able to recoup monies from Scott Goodman, then we need to consider starting a reserve account so when it comes time to either repair the concrete or replace it with brick pavers we will have the funds available.

Heather Wilson reported she will make note of the reserve fund for the 2025 Budget, which Rivers Edge Estates should have in place in order to avoid special assessments to cover large maintenance/repairs to the property. This is something the Board will need to vote on in the near future.

NEW BUSINESS

No Trespassing Signs

Heather Wilson reported there are no "No Trespassing/Private Property" signs posted on the property. John Brendlinger suggested that we mount them on the gate.

Steve Martinez made a motion to move forward with the posting of "No Trespassing/Private property signs with the proper verbiage that complies with the state of Arizona and mount them on the gate. Susan Jackson second the motion and the motion passed unanimously.

Dumpster/Monthly Trash Service

Heather Wilson reported a small dumpster has been delivered which is to be used by the homeowners only. Please ask your contractors to haul off their own trash. The monthly trash fee is about \$70.00 per month which is paid out of the HOA dues Budget.

CONSTRUCTION UP DATES

Mark Walton Lot 1

No Up Date - Not present at the meeting.

John and Jackie Brendlinger Lot 2

John Brendlinger reported they have decided to enclose the upstairs patio so he will be moving forward with enclosing his upstairs patio.

Wade and Sue Jackson Lot 3

Susan Jackson reported the drawings are being re-engineered to reflect the no living space in the basement and that she is waiting on the changes from the engineer so she can send her drawings back to her Architect, in order for her Architect to make the necessary changes, and once that process is complete the drawings will be resubmitted back to the La Paz County Building Department.

Steve and Jennifer Martinez Lot 4

Steve Martinez reported he is waiting on the installation of the steel beams prior to starting the wood framing, and he is anticipating the construction process to start within the next thirty days or so.

John and Rhonda McDonald Lot 5

Rhonda McDonald reported she is waiting for a copy of the lot line adjustment that was previously approved by the County, she is waiting on the survey of the property, the drawings have been submitted to the HOA's Architect for review and when she has construction drawings ready they will then seek out a general contractor to build their home.

Meeting adjourned at 9:37 am - Next Board Meeting is June 12, 2024.

Submitted by Recording Secretary, Heather Wilson