



ANNUAL MEETING AGENDA

October 8, 2024

Riverhill Country Club 5:30 P.M.

- Call to order and opening remarks Mark Eisenman
 - Called to order at 6:07
- Riverhill Country Club Jeff Hunter
 - Would love to see more neighbors as members
 - currently 15% of residents
 - Ideas for fun events to have at the club
- Certification of proxies and verification of quorum Mark Eisenman
 - Proxies certified.
 - Quorum established and certified
- Reading of minutes from 2023 Annual Meeting
 - *Motion to waive reading. seconded, approved by voice vote*
- Approval of Agenda for meeting Marnee Bscheid
 - *Motion to waive reading, seconded, approved by voice vote*
- Reports of officers/committees
 - ❖ Architectural Control Brad Lankford on behave of Charles Strebeck
 - ACC has had a successful year in working with residents to approve additions and improvements to homes, in most cases we have been able to approve applications although some require compromise to ensure compliance with the covenants. In the end they have enhanced our community with updates and major landscape changes.
 - We have a few problems with people doing major projects without getting them approved. 99% of homeowners take pride in their property and are willing to address any issues that come up,
 - As most of you are aware the status of Riverhill POA as a non-mandatory association has been a point of confusion with many property owners believing that if they are not members they do not have to abide by the covenants.
 - We want to have consistent and fair oversight of rules to keep our neighborhood beautiful without being heavy handed.
This is your organization and our goal for this coming year is communication.

You will be hearing from us on a regular basis to keep all the residents informed on progress. Don't be surprised if we reach out to you for your input on issues. Contact us at APOC.ACC@yahoo.com and let us know your thoughts or concerns.

❖ Member Services

Deby Flower

- Excited to announce there were three new members
- National Night Out
 - Great turnout this year, most homes ever
 - Coleman's BBQed for all the service men
- Ladies that Lunch
 - Mondays, typically a great turnout and well received.
 - Please someone take her position so this can continue

❖ Report of Secretary

Marnee Bscheid

- Listed duties: responding to emails and sending them to the right place, website upkeep, emailing out information to the members (pets), upkeep the member list, yearly mailers and more.
- Check your spam for the APOR emails, contact her if not receiving them.

❖ Financial (2024 performance & 2025 proposed budget)

Casey Mikeska

- *Motion to accept 2023 report seconded, approved by voice vote*
- Read through all the reports
 - Four different pages (all on the PowerPoint and website) Comparative P&L, Budget to actual, Comparative balance sheet, Proposed 2025 budget
- Where the money goes to
 - Mowing- more rain bigger need for landscaping, legal, increase in insurance, this meeting.
 - We gave money for the other HOA stucco wall- \$1,000, 5% of their costs
 - We need more members to maintain our 2025 budget
 - Voice from crowd asked for a member directory so residents know who to ask to join. – several inputs on that. The issue of privacy came up.
- Hank Ortega stood up and reminded the members to talk to your neighbors to join.

● Presidents report

Mark Eisenman

- A member mentioned APOR and the RHCC having a joint membership
 - Mark said he might investigate that
- Voluntary vs. Mandatory HOA
 - Pros and Cons
 - Casey and Mark met with a lawyer to learn the hurdles
 - Would need a vote of over 50% of the property owners

- If you're not a member you do not have a voice
- Mark agrees that HOA do a lot of damage/ have a bad reputation. That's why he does not like them
 - No one wants that.
 - Rules would be set for no overreach/ "we are not going to take your house"
- Riverhill Blvd Issue
 - Close it down by Spring Mill
 - Change speed limit from 25 to 35 MPR & add stop signs rather than yield signs.
 - Finally received a response from the city- "they are listening"
- Riverhill Country Clubs Signs
 - It is their property, they have a right
 - They have been great neighbors to us
- ❖ Outgoing Board recognition
 - Deby – Ladies that Lunch, National Night Out – She worked her butt off for three years.
 - Marnee- All communication
 - Casey – Professional CPA, he is a HUGE help
 - Hank- Great add to all conversations
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- ❖ Lost & Found
 - none
 - Unfinished business from previous meeting
 - None

New business

- ❖ Election of new board members Marnee Bscheid
 - Thank you Mark for your hard work and all that you do.
 - Mark will stay on for another year!
 - Casey and Hank are staying on
 - Deby and Marnee are leaving
- ❖ Introduction of new Board Members
 - Brad Lankford
 - Excited for his time on the board
 - Approved by voice vote
- Open board position.
 - Need to fill Vice President position
- ❖ Results and certification of Board election
 - Introduction of new Board Members

- Brad Lankford
 - New board member will fill secretary
- Casey continues as Treasurer, Hank member at large, & Mark as President
- Open position VP
 - Diane McMahon stood up and said she would fill the role if Deby would continue to do Ladies that Lunch – Deby agreed
 - Approved by voice vote

- Member Forum

Mark Eisenman

- Member stood and praised the work of the board
- Question
 - What can we do about ugly homes/ people not taking care of their yards?
What can we do about the people that do not live here/ in their homes?
 - Talk to them
 - Have the ACC send out a letter
- Question
 - Why are there new street signs on some streets but not all the streets?
 - That is a question for the city.

- Set date for 2025 Annual Meeting - October 14, 2025 (Tentative)

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- Door prize drawing

Deby Fowler

- Did not have door prizes this year

- Closing Remarks & Adjournment

Mark Eisenman

- Thank you all for coming
- Thank you, members, for your support
- Meeting adjourned at 7:04 pm