



ANNUAL MEETING AGENDA

October 16th, 2025

Riverhill Country Club 5:30 P.M.

- Call to order and opening remarks Mark Eisenman
 - Called to order at 6:00 PM
- Certification of proxies and verification of quorum Mark Eisenman
 - Proxies certified.
 - Quorum established and certified
- Reading of minutes from 2024 Annual Meeting
 - *Motion to waive reading. seconded, approved by voice vote*
- Approval of Agenda for meeting Brad Lankford
 - *Motion to waive reading, seconded, approved by voice vote*
- Reports of officers/committees
 - ❖ Architectural Control Brad Lankford on behalf of Charles Strebeck
 - ACC has had a successful year in working with residents to approve additions, new home plans 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 concerns.

❖ Member Services

Deby Flower

- Ladies that Lunch
 - Mondays, typically a great turnout and well received.

❖ Report of Secretary

Brad Lankford

- 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.
- Secretary Discussion - Voluntary vs. Mandatory APOR
 - Pros and Cons reviewed
 - Discussed a call to form a committee to explore mandatory membership options – future email to address next steps.

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❖ Financial (2025 performance & 2026 proposed budget)

Casey Mikeska

- *Motion to accept 2025 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 2026 budget
- Where the money goes to
 - Mowing- more rain bigger need for landscaping, legal, increase in insurance, this meeting.
 - We need more members to maintain our 2026 budget

New business

❖ Election of new board members

Brad Lankford

- Mark Eisenman's term as board president is ending this year. Thank you Mark for your years of hard work and service to the community!
- Casey will continue to support the backend of the finance process but a new Treasurer will be appointed.
- Existing Board Members, Hank Ortega will serve as Vice President and Diane McMahon will serve in the "Board Member at Large" role.

❖ Introduction of new Board Members

- Our new APOR President, Nancy Watts, was voted on and approved during our annual meeting! Please welcome Nancy Watts as our new APOR Board President! Nancy will be replacing Mark Eisenman.
- Treasurer – Theresa (Tio) Smith will be our official Treasurer as voted on and approved during this meeting! Casey will continue support our finances from the backend.
- Bob Fairchild – Bob was confirmed during this annual meeting as well and will serve on the board in support of "Member Services".

- Member Forum Mark Eisenman
 - Member stood and praised the work of the board
 - Mark reviewed some of the work done in 2025 by the President to address zoning issues impacting Riverhill.
- Door prize drawing
- Closing Remarks & Adjournment Mark Eisenman
 - Thank you all for coming
 - Thank you, members, for your support
 - Meeting adjourned at 7:00 pm