

Overlook on Riverhaven Board of Directors Meeting

Minutes Date: August 11, 2025 Time: 12:00 pm Location: Clubhouse

1. Call to Order: President Dino Drakos called the meeting to order at 12:10, seconded by Dorothy O'Hanlon.

2. Approval of Previous Minutes: Minutes from the July 14, 2025, Board Meeting were reviewed and approved. Motion by Nellie Stasmith, seconded by Brandon Collins. Passed by majority vote.

3. President's Report (Dino Drakos):

- Regarding the bill from Riverchase: We have not heard from Attorney Jack Russell about the purpose of the bill:
- Regarding the gate issue with Tim Allen: Jack Russell said Tim Allen had not completed the documents correctly, so at this time we have nothing to do.

4. Treasurer's Report (Dorothy O'Hanlon / Angela Harry):

- Review of current financial statements: (not enough time) TBD
- Customer Aging Report: Recommendations from Attorney... waiting on Angela

5. Manager's Report (Bill Royston):

- **Landscape:**
 - Condensation lines >> hasn't received call back from individual
 - Fixed 100 building ?
 - Bill VP >> issues with trees being cut too far back/too much >> need to seal some of the trees where they were cut ?? Questions for landscaping/tree service
 - Dumpsters pick-up 3x/week for \$850.89/month for services with 121 Disposal Co
 - Sign to signify use for Overlook on Riverhaven Owners/Residents ONLY
 - Monitor cameras
 - Needs to be pressure washed inside >> Mr. C? Invest into a pressure washer and a 100ft hose but mindful of hours → after 9:00am and before 5:00pm Fall/Spring 2x/year estimated
 - Building paint/prices for back of 500
 - \$4,900-5,000 estimated cost
 - Landscaping → front of buildings
 - Side of 100 building dead grass and dead bushes on side of building
 - Proposition → repair grass + new bushes + pine straw where grass won't grow because of shade
 - Mulch beds instead of pine straw → prevent landscaping from mowing over the pine straw
 - Rose bushes between the trees? Peony bushes between the trees?
 - Clubhouse doors have been completed
 - Shutters → estimated \$1200
 - Building 500 → estimated \$5000
 - Total estimated → \$6200
 - Water Meter Battery Replacements >> Have all been completed
 - Will inquire about whether they are reporting or not

6. Review of Action Items from May 12, 2025 Meeting:

- Complete Water Meter Battery Replacements/Reset (Bill Royston) - are there any remaining Units? 104, 528, 923, 1103, 1322 are still not reporting.

7. Old Business / Follow-up Items:

- **Update on attorney's clarification on the Board's fining authority (Angela Harry).** Fining Authority will be in email to send to Jack Russell

8. New Business:

Bill R management systems

9. Homeowner Forum:

- window and deck repair/replacements
 - Need to investigate information for possible window replacements

10. Next Meeting: Scheduled for September 13, 2025, at 12:00 pm at the Clubhouse.

11. Adjournment: The meeting adjourned at 12:41pm. Motion by Dino Drakos, seconded by Brandon Collins. Passed by majority vote.

Action Items for September 8, 2025 Meeting:

- Follow up with Angela re Jack Russell on
 - 1. Tim Allen Gate incident
 - 2. Board Authority for fine amounts
- Management: new Dumpster contract information
 - Amount
 - Confirm Pick up days
 - Create a sign for "Owners Only Use"
- Mr C to pressure wash the dumpster bins areas while empty during change of Vendors
- Management to cost out landscaping around trees with pine straw
- Pavers to Dog Park to help control erosion

Minutes Prepared by: Dorothy O'Hanlon, Secretary