

Minutes - July 16, 2019

HOA Board of Directors Meeting

River Ridge Clubhouse

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ESTABLISH A QUORUM - Present Frank Lannon, Pres., Sande Nelson, VP., Gerry Crawford, Treas Also present Ashley Moore, Property Mgr. Absent Jill Samu, Sec. and Larry Chubbuck, Director.

READ OR WAIVE THE READING OF LAST MONTH'S MINUTES - Motion made and seconded to waive the reading of the June 2019 minutes.

PRESIDENT'S REPORT - If you drive around the community you see the grass is ruined on both sides of the speed bumps. Larry has gotten a quote on 4 x 4 posts, sleeves and reflectors. We are working with the sheriff's dept. We can have them come in and look for speeders, examine the parking on the streets and cars going on the grass.

Lot 64 & 65 - Water accumulates on sidewalk after rains making it slimy and slippery to walk on. Everton Gordon is working on getting some kind of drain.

Evertn Gordon has asked the board to alot him money to buy small tools and sprinkler part to keep on hand. We have a company to take care of our sprinklers but these parts would be for emergencies. **Motion made and seconded to give Everton Gordon authority to buy \$500 in monies for parts/supplies. All in favor.** The previous company did not do their job for 3 months. So many repairs have had to be made. We are trying to get better control of when, what and how much money is being spent on irrigation.

TREASURER'S REPORT - Operating cash \$103,000 and \$230,000 in reserve accounts. We didn't charge for pool fees for the month of June which was \$3300. Also there were many legal fees, mostly regarding the pool contract but the pool and legal fees paid out were a one time charge. Aging account - not gaining but not losing ground. **Motion made and seconded to file foreclosure proceedings on one property. All in favor.**

PROPERTY MANAGER'S REPORT - Packets for the board were distributed. Getting multiple complaints on mowing and irrigation issues, at least 30 calls per week. Violation letters were sent and many residents have complied.

NEW BUSINESS - We need a better camera for the Guardhouse. We received a bid of \$1600 from Gulfside Gate & Access for two cameras. These cameras are outdoor day/night and will be able to read license plates with 6-60mm varifocal auto iris lens up to 260 ft IR distance. **Motion was made and seconded to accept the \$1607.00 bid for new cameras. All in favor.**

Any one who wants to discuss a problem, put it in writing before the next meeting.

COMMITTEE REPORTS - LSI - Pump 4 is down (broken pipe), Pump 1 (controller not working). This affects about 8 homes. Iron abatement - Larry Chubbuck got a kit to check the iron. He took samples and pump 5 had issues so Larry called abatement company. Reclaimed water, Everton, Larry, Rich and Jill met with a Pasco County Engineer. We are still waiting on Swiftmud to give the unused monies back to the county. (Golf course did not want the grant for the reclaimed water). Engineering study will cost approx. \$15,000 which will come out of the grant money.

ARC - Two applications - Replace current windows with hurricane impact windows

Extend sidewalk along drive, add pergola

to back of house

RESIDENT COMMENTS - The board was asked to look at separate contracts for lawn, fertilization and irrigation. Much discussion followed. We agree accountability is very important with new contracts. We need itemization and be informed of what expenses will be incurred before it happens! Waterside's contract expires at the end of the year. It will be looked at when we do our budget workshop in August.

Road repair and restoration - Larry is working on this.

Motion made and seconded to adjourn the meeting.

Respectfully submitted,

Jill Samu, Secretary