

## **River park Country section 2**

### **Board Meeting**

10/28/21 1803

#### **Attendance**

Scott Glander	President/ Welcome
Martin Fox	Vice President/ Park
Mark Vasquez	Treasurer/ Park
Christie Fox	Secretary/ Park
Bleu Stadler	ACC / Park

#### **Old Business**

- Discounted garbage and recycle service for RPCII
  - requires a 12 month contract for 75% of the residents. HOA is not interested in demanding residents switch to a specific waste removal service
- Bank transfer from previous board to Marc Vasquez and Scott Glander
- HOA records collected by Martin Fox and Christie Fox
- Web access given to Scott Glander
- Ditch maintenance
  - Scott Glander and Martin Fox in contact with county about ditch maintenance
- Erosion between property line
  - County stated to Martin Fox and Scott Glander, Erosion between property lines is NOT part of county maintenance. Responsibility of ditch maintenance between property lines belongs to property owners.

Responsibility of ditch maintenance along county-maintained roads belongs to Montgomery County.

*RPCII Board meeting 10/28/20 continued*

Old Business continued

- Scott Glander sent multiple inquires to Attorney Berk about ongoing park negotiations. No response received.

### **Treasurer**

- 52 households have unpaid dues
- Motion made by Marc Vasquez and Scott Glander to offer payment arrangements for residents with unpaid dues that will include mitigation of late fees
  - all board members vote yes
  - motion passes
- Stipulations for payment arrangements for overdue HOA dues
  - Residents must contact HOA board to make a payment plan
  - Any arrangements made must be documented
  - Any arrangements made must be presented to the HOA board
  - Letters to be sent to all residents stating payment plans for unpaid dues, as well as current dues for all residents in the near future
  - this information to be posted to RPCII website

## **Park**

- Broken seesaw reported
  - Damaged confirmed
  - 3 bids collected for equipment removal, disposal, and filling hole with dirt
  - Contracted removal, disposal, and hole filled for \$120.
- Trees need to have maintenance (trim limbs)
- Mulch must be filled for safety

## **Park continued**

- 5 bids collected for Kiddy Cushion Mulch. Kiddy Cushion Mulch meets requirements set by International Playground Equipment Manufacturers Association (IPEMA)
- Board votes to accept a bid of \$4550 for completion of mulch work and tree trimming
- Board in negotiations with developer to possibly split the cost of mulch
- Board votes to have emergency funds available to Park Committee for repairs that require immediate repair due to imminent safety concerns
  - Repairs under \$500 are authorized without HOA board approval
  - Detailed invoice must be acquired and given to the President or Treasurer as soon as reasonably possible

## **New Business**

- Detention Pond
  - Developer took legal action to gain access to the detention pond area
  - Developer placed gated and lock access to the detention pond area
  - Developer complete maintenance on the detention pond area that was previously restrict by a fence placed by a resident. The resident did not obtain ACC approval prior to constructing a privacy fence.

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- Ongoing negotiations for ownership of park and detention pond area

-Inquiry to be made about yearly taxes on detention pond area

- Legal representation

-due to lack of response from current HOA attorney, Attorney Berk, board votes to discontinue services with Attorney Berk and seek new representation.

*New Business continued*

-Marc Vasquez recommends contacting Attorney Fowler to seek representation for RPCII

-Board passes motion to contact Attorney Fowler about representing RPCII

- Motion made to allow HOA members to bid for contract services needed by RPCII HOA

-Bids must be collected from multiple contractors

-Bids will be confidential from all contractors making bids

-Any RPCII board member submitting a bid will not have any access to bids collected

-Any RPCII board member will not be involved in contacting other contractors bidding for the job they wish to place a bid for

-Any RPCII board member submitting a bid for a contracted service for RPCII HOA will not be allowed to be present for discussions or voting for the service they submitted a bid for

-Motion to allow HOA members to bid on contract services pass

-inquiry to be made about adding to RPCII bylaws.

Meeting closed 2147 10/28/20

Next meeting TBD