

**MINUTES OF BOARD MEETING
RIVER RIM HOMEOWNERS
ASSOCIATION, INC.
MAY 2, 2024**

A meeting of the Board of Directors of River Rim Homeowners Association, Inc. was held on Thursday, May 2, 2024 via Zoom. Erin called the meeting to order at 3:11 p.m. and confirmed notice of the meeting had been sent on March 25, 2024.

The following people were present:

Kerry Young
Jay Whitacre
Rachael Miller
Erin Dicke, Toad Property Management
Kat Loughan, Toad Property Management

A quorum was declared present.

Jay made a motion to approve the minutes of the May 25, 2023 meeting. Kerry seconded the motion and it was unanimously approved.

Prior to the meeting a draft Budget had been circulated to the Board for review. Concern was expressed about raising dues and it was agreed a special assessment would be necessary if dues were not increased. After discussion a one-time special assessment of \$200 per lot and an annual dues increase of \$40 per lot (making dues \$315 per year, per lot) was proposed. The information would be presented in the annual meeting documents and the 2025 Budget, including the special assessment and dues increase, would be ratified at that May 16, 2024 annual meeting.

It was generally agreed Toad would spend one hour treating noxious weeds and CB South POA, as the Master Association, would carry out weed spraying.

Concern was expressed about owners understanding how to make payments within the AppFolio software. Erin agreed to review AppFolio and make adjustments as necessary.

Kerry made a motion to assess a special assessment of \$200 per lot. Rachael seconded the motion and it was unanimously approved. Erin explained owners would receive notification of the special assessment via email and regular mail with the annual meeting documents.

Jay made a motion to approve a dues increase of \$40 per lot, effective January 1, 2025 (annual dues of \$315 per lot, per year). Kerry seconded the motion and it was unanimously approved.

Kerry said she was willing to continue on the Board for an additional term unless another owner was willing to volunteer. Erin said she would ask for volunteers as part of the annual meeting documents.

Erin agreed to explain the Accessory Dwelling Unit expense with the County in the annual meeting documents.

At 3:32 p.m. the meeting adjourned.

Prepared by Rob Harper,
Toad Property Management

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