

River's Bend Golf Club Community  
2022 Annual Homeowner's Meeting Minutes  
September 27, 2022, at 6:30 p.m.

Meeting Minutes

- I. Welcome-6:37 p.m. Ronda Smith Called of the meeting to order (all on one slide):
- II. Proof of Notice -all homeowners were sent Notice of Annual Meeting the week of September 1st, 2022.
- III. Introduction of Board Members and Management- Ronda Smith Board President, Brad Meyer Member at Large, Dan Grout Member at Large, Tracey Glancy Vice President. Charlie Rapier Towne Properties. Absent with notice Suresh Manchella Treasurer.
- IV. Quorum – the quorum requirements according to the governing documents indicate 30% (87 lots) of the membership in attendance either in person or by proxy.
  - In attendance in person or by proxy 43
  - Verify a quorum is not present, the majority of the Members present at the meeting have the power to adjourn the meeting. If no-one objects, we can still conduct the 2022 annual meeting with a motion. Linda moved to continue Terry 2<sup>nd</sup> the motion. No one objected.
- V. Approval of the 2021 Meeting Minutes –  
Motion to approve the 2022 annual meeting minutes was made by Mike Beck. Ed Smith 2<sup>nd</sup> the motion. Motion Carried.
- VI. Election of Officers – Gary Huysse (all on one slide)
  - The floor was opened for Nominations from the Floor- No one was nominated. Bill Holiday moved to close the Floor.
  - Introduction of Candidates- Ronda Smith, Tracey Glancy and Maureen Young.
  - Election –By acclamation Tracey Glancy, Rhonda Smith and Maureen Young were elected for a 2-year term. A motion was made from the floor and 2<sup>nd</sup>.
  - Election Results – Officially announce the three new board members.... Ronda Smith, Tracey Glancy and Maureen Young.

President Report- Rhonda Smith

Rivers Bend Community Vision-

River's Bend is a "Premiere" community that is widely recognized for its appearance, quality of lifestyle, and fiscal responsibility. Our community's attention to detail creates a safe, family-oriented environment which benefits all residents. We focus on continual improvement, so all residents are proud to call River's Bend home and abide by its covenants and restrictions. Families take pride in their homes, neighborhood, and the lifestyle created by our many mixed-use facilities. The "spirit" of River's Bend is evident in our enjoyment of the outdoors, respect for our natural resources, and the efficiency of our operations.

Cameras- The board installed cameras last year on the walking trail to little Miami Bike Trail.

A Flock security camera was installed on Winding River and Ridgeview. The Hamilton Township police have direct access to the flock cameras. The board and Towne do not monitor the flock cameras ONLY HTP department. Residents can call HTP directly to report incidents.

**VII.** New Business

Financial Report- Suresh Manchella -

Sportsplex- Tracey Glancy

Added multiple new lots from RB and VP sales that are contributing to the association fees, three additional TPC members (7/10)

Remodel equipment lease is paid, and all equipment is now fully owned

Added \$25,000 from 2021 to reserves and funded bathroom restoration and furnaces in 2022  
Pool expenses went up significantly due to payroll and chemical costs-these are not expected to come down

Landscaping expenses are over budget due to winter snow removal.

- Tennis court
  - Drilling survey conducted to determine underlying water issues under the court
  - Outcome indicated court should be completely removed, dried out and new foundation installed
  - Detention basin west of courts cleaned to improve drainage
  - Tennis Subcommittee working to engage contractors for the work
  - Location and court layout may change as investigation proceeds
  - HOA and Sportsplex Committee building reserve to complete work
  - Depending on when work is done, anticipate a full season without courts
- Pool updates
  - Replacement of original valves completed
  - Replacement of pool vacuum
  - Continuing issues with chair discoloration
- Remodel of bathrooms—new plumbing fixtures, faucets, cabinetry and painting
- Last two original furnaces replaced— two original AC units still in place
- Original weight equipment replaced
- New Smith lifting machine
- New weight rack
- Current work on pictures for hall walls and decorating in entrance

Landscape- Brad Meyer

- Irrigation system has had many repairs due to the age. No big projects were done this year due to the expense of the Waterfall repairs. The board ran into unexpected expenses repairing the waterfall.

Waterfall- Dan Grout

- Large voids in the waterfall were repaired.
- A Civil engineer was hired to come in and core drill.
- Waterfall project is anticipated to be completed in Fall of 2022 and ready for operation in Spring of 2023.

Rhonda Smith -Thanked Dan Grout for all his hard work on the Waterfall and ARB. Thank you, Laura, for working on the HOA vision and with Hamilton Township to get new signs. Thank You Towne Properties for all your work and getting the delinquent accounts down to zero in June. Thank you, Ground Systems, for making Rivers Bend look great.

If you have questions about the community, please visit the Website [www.myriversbend.com](http://www.myriversbend.com) under FAQ if your answer is not there contact Towne Properties.

A survey was sent out via email please respond with your answers.

#### VIII. Homeowners Forum

- Owners' questions, comments, etc.

What is the crime rate of the neighborhood right now?

Rhonda gave an update on HTP report on crime.

Someone asked about street repairs. Ed replied to you can see when the streets will done on the Hamilton Township website.

IX. Adjournment Meeting adjourned with no further business to discuss at 7:44 p.m.