

River's Bend Golf Club Community
2021 Annual Homeowner's Meeting Minutes
September 15, 2021, at 6:30 p.m.
Meeting Minutes

- I. Welcome-6:44 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 August , 2021.
- III. Introduction of Board Members and Management- Ronda Smith Board President, Brad Meyer Member at Large, Suresh Manchella Member at large, Tracey Glancy Vice President. Charlie Rapier Towne Properties. Dan
- 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 34
 - In attendance by proxy
 - 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 2021 annual meeting with a motion. Mr. Markley moved to continue Mrs. Markley 2nd the motion. No one objected.
- V. Approval of the 2020 Meeting Minutes –
The 2020 Annual Meeting Minutes are included in the homeowner Notice packet.
Motion to approve the 2020 annual meeting minutes was made by Steve Maskull. Julie Manchella 2nd the motion. Motion Carried.
- VI. Election of Officers – Gary Huysse (all on one slide)
 - a. The floor was opened for Nominations from the Floor- No one was nominated. The Floor was closed.
 - b. Introduction of Candidates- Suresh Manchella and Brad Meyer.
 - c. Election – Can I get a motion to accept the nominees by acclamation? A motion was made from the floor by Don Biederman and 2nd by Ed Smith.
 - d. Election Results – Officially announce the two board members as Suresh Manchella and Bard Meyer.

President Report

- VII. New Business
 - a. New Security trail cameras located at Deer Run and Turning Point. The camera will capture trespassers that are vandalizing the path.
 - b. Detention and Retention ponds are big expense and very important to community. The retention pond over on Deer Run has a split expense between the HOA, Kroger, Domino's pizza, and the strip mall to maintain. There are several other detention basins throughout the community. One detention basin on Winding River had to be redesigned to control the water. A civil engineer provided a scope of work for the new design.
 - c. The HOA does not communicate on Facebook please call Towne Properties with questions and concerns.
 - d. Kerlin irrigation maintains our irrigation they recently updated some of the irrigation.
 - e. Grounds Systems takes care of the Landscape maintenance. Grounds Systems recently created a map with locations and life span of all the landscape lights. Grounds Systems is doing a great job for Rivers Bend.
 - f. Hamilton township trustee meeting.
 - i. Nov all the roads will be evaluated.
 - ii. Rt. 22 and Zoar rd. is turn lane complete Oct. 31.
 - iii. The Kings Ave bridge will be done early 2022-2023.
 - iv. RT. 48 widened with turn lanes in 2023.
 - g. Development- Emphasizing business dev. And not housing light manufacturing (antennas) off gradin rd. (12,000 sq. ft.)
 - h. Trucking co. Sunco property on gradin rd.
 - i. Resolution to deter temporary signs fines.
 - j. Fire and police dept- increase in calls.
 - k. Fire dept will help direct seniors to Warren County agencies.
 - l. PD will do vacation house checks while you are on vacation.

Hamilton Township was ranked #8 as the safest community in OH.

VIII. 2022 Projects

- a. Waterfall needs attention.
- b. Speed limit and no parking signs
- c. Implement billing for Feb. 1 and July 1st to help with prepaids on the financials.

IX. Financial Report- Suresh Manchella –

- a. Slide will be provided on the www.myriversbend.com website.
- b. Tracy committed that Towne has really helped clean up the delinquencies.
- c. Reserve study engineer was hired, and the study is in its preliminary stage to be completed.

X. Sportsplex- Tracey Glancy

- a. New Playground Completed. All the water issues were addressed, and we added 2 cover benches.
- b. There is a Sportsplex committee of 5 members.
- c. A sub-Tennis Court committee was formed to help decide what needs to be done to the courts. The sub-committee has met with several tennis ct companies and engineers. At this point it looks like the tennis ct needs to be torn out and replaced. This will be a very expensive project that we hope to do in 2022.
- d. Pool- new guard chairs, lane lines, painted mushroom, bike rakes to all matches.
- e. Parking lot was repaved.
- f. Food trucks are coming every Friday.
- g. New small equipment inside the gym.
- h. New decorations and a ladder for the attic.
- i. 2022 projects-
 - i. Tennis ct hopefully but we might need to refinance the sportsplex while rates are good and drain the Reserve funds.
 - ii. Drains around the pool need to be replaced.
 - iii. 2 HVAC systems need to be replaced.
 - iv. Bathrooms need remodeled.
 - v. Pool Value and automatic chemical control were recommended by Swimsafe.

I. Ronda thanked Tracy Glancy for all her hard work and time that she puts into the Sportsplex.

II. Landscape- Brad Meyer

- a. 2020 focus was redoing the medians on Winding River and Ridgeview Lane.
- b. 2021 Approved the display out front. Removed some dead spruce. Replaced some landscape lights with LED lights.
- c. The irrigation system is very old, and we will have to continue maintenance.
- d. 2022 big financial hit will be the waterfall feature. There are 5 basins that are over 20 yrs. old that are cracked and do not hold enough water to function. The TPC pumps where being affected by the amount of water the waterfall needs to run. Patching was done in the past and it is now time to full replace or get a restoration company to repair the pools. The committee has contacted at least 15 vendors, and some have declined bidding on the project.

See attached Slide Show Presentation.

XI. ARB and violations- Dan Gault

- a. Street trees-
 - i. If a tree dies it should be replaced. Some owners put grass seed there. The website is a wonderful resource that can tell you what kind of tree you can use to replace your tree.
 - ii. Trees should be trimmed up 6 ft on a regular basics.
- b. Sidewalks-Sidewalks are starting to raise up and are becoming a trip hazard. Some sidewalks need to power washed because of the amount of dirt causing the sidewalk to become slippery.
- c. Mailboxes- mailboxes are ongoing maintenance. They should be painted, and nothing should not be growing on the mailbox. You can order parts from Lowes.

- d. ARB- Reminder please remember to submit a improvement application for any exterior improvements of your home.

XII. Homeowners Forum

- Owners' questions, comments, etc.
- Can you make the waterfall dry? Brads and Dan say no because the covenants say that we must have a water feature.
- Can you change the design? The board says yes actually that is one of the bids they have is to eliminate 2 of the 5 pools but the cost is still very expensive.
- Can TPC help pay for the waterfall? Everyone thinks that TPC owns the waterfall. The board says no they have already asked. TPC told the board at one time to fill it in. TPC has no interest in helping with the waterfall feature.
- Julie Manchella thanked the board for all their hard work. The community has never looked so great!
- Brad Meyer thanked Ronda for all her sleepless nights she puts into the community.
- Can you keep the tennis ct. open at Thanksgiving? Tracy says yes, we plan to keep them open.
- Can you please make sure the board is inspecting homes they look terrible? The board and Towne are doing routine inspections.
- Owner on Master row states that the empty lot looks terrible. The board has already contacted the owner of the lot. Owner asked if a basin is under that lot? Board says that letters go out to residents reminding them to maintain their basins on their lots twice a year.

XIII. Adjournment Meeting adjourned at 8:25 pm with no further business to discuss. Don moved to adjourn and Gary 2nd the motion.