

March 7, 2024

Board of Directors 1<sup>st</sup> Qtr. Board of Directors Meeting.  
Riverwalk Townhomes Board of Directors Meeting  
Held at Semper Fi Property Management Office

Called to order on March 7, 2024 at 4:29pm by President Brigham Henderson  
Roll Call of Board of Directors and Management Team

Present:

Brigham Henderson, President

Billy Rivera, Semper Fi Owner

At this Time Brigham Henderson appoints former board members who stepped down due to homeowners' actions at the December 14, 2023 meeting to the board after he approached them to return to board.

Cindy Mongeon, Secretary

David Tomasini, Treasurer

Board of Directors Quorum met

Mandy Richotte available in office if needed for any financial needs.

#### Financial Report

Copies of February 2024 financial report supplied to Board Members

Email is going out to Homeowners for the Special Assessment for the one time Termite work that has been completed. This is a separate payment from monthly HOA dues and should not be paid with the HOA dues, It will be due by April 15, 2024.

David was given the folders with termite contracts for each building to review, sign and return to Billy by March 12, 2024.

There are two units in arrears on HOA dues and will be given until March 20, 2024 to get caught up or face going into collections.

#### Management and Maintenance

Landscaper has done a Weed and Feed treatment

David Tomasini will lead a Landscaping/Maintenance Committee with homeowner Veronica Fontello-Mott from unit 1489 to meet with our Landscaper to review his contract and get estimates for repair of the area behind unit 1465 where a tree stump was removed after storm damage from December 2023.

Will request estimate for repair of the drainage issue at unit 1441.

Will have mulch and pine straw done this spring and had a discussion about using Carolina River rock being used as an alternative to mulch. This will be tabled for further discussion at the annual meeting.

#### Unfinished Business

Billy has been working on our Website Riverwalkmb.com and should be up and running soon, It will be connected to our AppFolio.

We are in the process of getting a new price quote for the Master Insurance to cover outside of all buildings. The last quote was done in November of 2023.

Billy stated Parking Passes are working well.

The Annual Meeting Minutes from December 14, 2023 were approved and sent out.

Brigham was given copies of the Policies and Rules that were approved in May 2023 to review.

They will be given to our attorney to send to the county to be stamped into county records.

Billy read and provided an email from a homeowner that he received dated March 5, 2024.

This homeowner was given the opportunity to read a lengthy statement he had prepared that went on for over seventeen and a half minutes at the Annual Meeting in December 2023. The Board of Directors in Executive Session made the decision to exclude this seventeen and half minute speech in the meeting minutes.

The Board of Directors are reviewing his questions and concerns and will address as needed.

At 5 pm a homeowner joined the meeting.

#### New Business

Discussion on the need for Speed Bumps To be added on our road. Concerns regarding people speeding through and liability issues.

Billy had a paving contractor he is working on another project with and will discuss with him. We will review the road and decide where they should be placed.

#### Comments, Questions and Concerns

Make the repairs to the yard at the first building and unit 1465 where the stump removed priority, as well as drainage issues at unit 1441.

A motion was made by Cindy Mongeon at 5:15 pm to adjourn the meeting, second by David Tomasini and approved.

Minutes prepared by: Cindy Monogeon. Secretary  
Approved by the Board of Directors