



***RiverWalk Townhomes at Arrowhead***

***Q2 Board of Directors Meeting***

***30 June 2025 at 5 PM***

***1. Called at 1702 by Cindy Mongeon, President***

***Roll Call Board of Directors***

***Cindy Mongeon, President via conference line***

***Janet Jones, Secretary via conference line***

***Khaled Bukhari, Treasurer not in attendance***

***Roll Call of Semper Fi Property Management, LLC***

***Billy Rivera Owners Rep & Operations***

***2. Quorum: Yes***

***3. Financial Reports: Operations Acct \$5068.05 Reserves Acct \$8212.05 as of today's date. Additional income: Late Fees \$175 & Violation fines \$75. Review of the Q1 Reports. No questions at this time.***

***4. Collections: A total of 4 units are in collections at this time.***

***Tier I: 3 units***

***Tier II: 1 unit***

***5. Management Report/ Maintenance/Old Business:***

***Speed bumps installed. Additional speed bumps have been ordered and will be installed shortly. A tree by 1465 is under review and will be inspected by an arborist. It will be determined if the tree needs to be removed or just trimmed. All members of the BOD and Management Team are extremely happy with the current landscaper. A follow up with a unit that has renters with pets. The BOD did meet with the owners concerning this matter.***

**SEMPER FI**



**PROPERTY MANAGEMENT**

6. *New: Per the Master Deed & Bylaws: Owners will need to carry the correct HO Insurance Policy with 100% replacement: Master Deed Section 10, sub section 10.1, Owners Insurance. Also, owners will need to have their Insurance Agents forward a Certificate of Insurance to the Property Management Team.*

*The Q3 meeting date is set for 8/20/2025 at 1500.*

7. *Adjourned at 1719 By Cindy M, BOD President*

*Minutes taken by Billy Rivera, CPO, NP*

*Semper FI Property Management, LLC*