



Riverwalk Townhomes HOA

2026 Q2 Board of Directors Meeting Minutes

Date: 2026 Q2

Meeting Called to Order: 4:00 PM

Meeting Adjourned: 4:25 PM

1. Call to Order and Roll Call

The meeting was called to order at 4:00 PM by **Cindy Mongeon, President**.

Board of Directors:

- Cindy Mongeon, President — via conference call
- David Tomasini, Treasurer

Management Team:

- Billy Rivera, Owner Representative & Operations

2. Quorum

A quorum was established.

3. Financial Reports

The following financial balances were reported:

- **Operations Account:** \$6,620.60
- **Reserve Account:** \$9,095.05

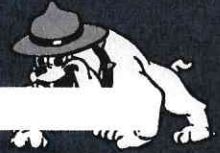
Additional Income:

- Late fees: \$175.00
- Legal fees: \$550.00

4. Collections

- **Tier I:** 1
- **Tier II:** 0

5. Management, Maintenance & Old Business



The following items were discussed:

- The landscaper filled in a soft spot in the yard area with topsoil.
- Fresh mulch was installed.
- Mole treatment was completed.
- There are currently no parking violations; parking is satisfactory at this time.
- Speed bumps are functioning well.
- Landscaping is looking good.
- Rental units, leases, and related matters were discussed.

6. New Business

The **2026 Annual Meeting** is scheduled for **December at 10:00 AM**.

There is currently **one open seat** on the Board of Directors.

7. Adjournment

There being no further business, the meeting was adjourned at **4:25 PM**.

[Signature]
9/2/26

[Signature]
9-2-26