

River Trail Subdivision  
Annual Meeting  
February 18<sup>th</sup>, 2020  
6:00 PM to 7:00 PM

Board Members Present: Missy Goolsby – President, Paul Hughes – Vice President, Andrew Connolly – Treasurer, Anne Bentley – Secretary (absent)

Tonya McFarland and Randy Stringer – Fusion Property Management and Real Estate, LLC

The meeting was called to order 6:00 PM.

Tonya established a quorum was present with 11 homes represented and 5 absentee ballots/proxy forms. Note: The agenda stated 8 members established a quorum this was an error and 15 members were needed.

Agenda:

Board of Directors: The Board introduced themselves, Tonya asked if there was any interest to volunteer. Discussion included the need for one additional person as the board was only represented by 4 members. No one expressed interest. A motion was made and seconded for the current board. The motion passed unanimously.

Reserve Study: Tonya explained the need and the plan to develop a Reserve Study, which would encompass the front commons area, the pond and the RV parking. She also explained a transfer from general account to a reserve account but stated further details would follow at budget presentation. She then asked for questions or comments. None received.

Fines and Fees: Tonya explained that all fines and fees are placed into the HOA accounts and Fusion receives nor keeps any of these funds. She also explained that the Board of Directors has decided to place any of these funds received in the Reserve Account.

Landscaping: Landscaping concerns were around the RV area and the cost. Also, vacant lots. Tonya explained there were issues with landscaping when it was being managed by the Developer, so the Board asked to take it over. However, the contractor had a late start which created some issues some issues. Additionally, Fusion and the Board learned the entire scope of the landscaping, a new scope of work was completed which is also why the cost has increased. and what was put in place to correct.

Discussion included complaints regarding Senergy. Tonya will contact Senergy regarding the Conex boxes and other items by the RV area.

Budget: Tonya provided an explanation of all line items on the budget and further explained that a portion of the general operating account would be used to create the Reserve Account. A couple questions were asked concerning electricity and landscaping. Tonya explained electricity was for the pump and timers and the landscaping budget was based on the expanded scope of work that the Board approved.

Motion was made to approve the budget with a second and the motion was carried 100%. Tonya also advised that all absentee ballots/proxies were in favor of the proposed budget.

Old business: Entrance sign – Tonya stated this was a topic last year. The owners who were interested in a sign were supposed to form a committee to research designs and pricing to present to the Board for the 2020 budget. The committee was never formed.

New business: There was questions regarding lighting, park bench a bus stop at entrance. Discussion included that Xcel had put in a light however owners still feel it is hard to see. Discussion also included that keeping the tree trimmed will help with the visibility of the street sign.

Meeting was adjourned at 6:30 PM

Submitted by Tonya McFarland