

**RIVERS EDGE ESTATES  
BOARD OF DIRECTORS  
APPROVED BOARD MEETING MINUTES  
June 19, 2021**

**CALL TO ORDER:**

Rivers Edge Estates Board of Directors Board Meeting is called to order at 9:00 am Arizona time via Zoom.

**INTRODUCTIONS**

**Homeowners introduced themselves**

Mark Walton	Lot 1
John Brendlinger	Lot 2
Jackie Brendlinger	Lot 2
Wade Jackson	Lot 3
Susan Jackson	Lot 3

**Absent**

Steve Martinez	Lot 4 and Lot 5
Jennifer Martinez	Lot 4 and Lot 5

**Others Present**

Heather Wilson	Community Manager/Recording Secretary
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**INSTALLATION OF OFFICERS**

**President**

Susan Jackson made a motion to nominate Steve Martinez as President of the Rivers Edge HOA. Mark Walton second the motion and the motion passed.

**FINANCIALS**

Heather Wilson reported the HOA collects \$11,400.00 in Yearly dues and the expenses are running about \$11,170.00 and that she has submitted a proposed Budget to all of the owners along with a scope of work for herself as the community manager and maintenance of the common area.

**BUDGET**

**Zoom Account**

Heather Wilson asked the Board if they want to set up a Zoom account so the Board meetings can be held via Zoom and the cost of Zoom would be \$149.00. The Board was in agreement to move forward in setting up a Zoom account for Rivers Edge.

**Porta Potti**

Heather Wilson reported she has allowed in the budget for one (1) Porta Potti and suggested the HOA dues pay for one Porta Potti for the entire property. The Board was in agreement to budget for one Porta Potti.

## **OWNERS UPDATE ON CONTRUCTION PROGRESS OF THEIR LOT**

### **Walton Lot 1**

Mark Walton reported he is waiting for Scott Goodman to change the CC&R height limit from 30' to 35' and he also asked the Design Review Committee if he can go with three stories instead of two, once these two issues are resolved he will proceed with drawings.

Mark Walton also reported his plans are going to be based on a 2,500 square foot garage and the house will be around 4,000 square feet and he is going with the same dock contractor John Brendlinger used to get his dock installed.

### **Brendlinger Lot 2**

John Brendlinger reported he is in the process of completing his dock and his construction drawings for the house have been reviewed and approved by the River's Edge Architectural Design Review Committee and have been submitted to the La Paz County Building Department for approval.

John Brendlinger stated the total square footage of his house is 3,900 square feet and another 1,500 square feet for the garage.

John Brendlinger also reported there was a boat fire on the river in front of Lots 1, 2, and 3, which the Fire Department put out with their fire hoses from the fire boat causing some of the shoreline to wash away in front of Lots 1,2 and 3 exposing a portion of an old seawall with rebar sticking out. John stated he is going to have the exposed seawall removed to allow a cleaner shore line in front of his property.

Wade Jackson stated that he would like to do the same in front of his lot and that he will look at his property.

Mark Walton stated it is his understanding that Scott Goodman was going to hire Mike Dyer to remove the old seawall. John Brendlinger confirmed that Mike Dyer is going to remove the old seawall at the expense of John Goodman.

John Brendlinger reported Mike Dyer the contractor that is going to come in and remove the old seawall on the shoreline, stated that he is going to take pictures of the existing concrete in the common area showing all of the existing cracks in the concrete so that he is not held responsible for any of the existing concrete damage in the common area.

John Brendlinger also reported he has spoken with Scott Goodman in regards to the cracking of the concrete and that Scott is fully aware of the cracks in the concrete.

Susan Jackson reported her contractor has also expressed their same concerns in regards to the common area concrete being poured before any of the actual construction took place and they do not want to be responsible if any of the existing common area concrete gets damaged. Susan Jackson stated she has also reached out to Scott Goodman in regards to damaging the existing concrete in the common area due to construction.

## **OWNERS UPDATE ON CONTRUCTION PROGRESS OF THEIR LOT CONTINUED**

### **Brendlinger Lot 2 Continued**

Heather Wilson reported she has spoken with Scott Goodman in regards to the hairline cracks in the concrete and Scott Goodman has informed her he is going to look into as to why there are hair line cracks in the concrete and if the structural integrity of the concrete is impacted by the hairline cracks, he will take care of it, once all of the construction is complete.

John Brendlinger recommended that we get something in writing from Scott Goodman stating that he is going to take responsibility of the reoccurring concrete cracking in the common area.

### **Jacksons Lot 3**

Susan Jackson reported their drawings have been submitted to the approved Rivers Edge Design Review Committee for review and approval, however they are getting held up because they have not submitted samples of the exterior finishes and was wondering if this is normal, that she has not selected the exterior finishes yet, but would like to be able to proceed with the review of the construction drawings.

Susan Jackson stated the square footage of their house is almost 6,000 square feet and the garage is an additional 1,800 square feet.

John Brendlinger reported Scott Goodman told him, his reason behind forming a HOA and a Design Review Committee is to maintain a certain level of standard and in order to maintain a certain level of standard, there needs to be some rules in place for homeowners to follow in order for Rivers Edge to maintain their standard per the CC&R's.

### **Martinez Lot 4 and Lot 5**

Steve Martinez was not in attendance at the meeting to give an update on his lots.

## **COMMUNITY MANAGERS REPORT**

### **Gate Remotes**

Heather Wilson reported she has additional gate remotes and if anyone needs a gate remote to let her know and she will mail it to them.

### **Entrance Gate Maintenance- McIntosh Controls**

Heather Wilson reported there is no budget for gate maintenance at this time, any gate issues are still the financial responsibility of Scott Goodman, however sometime down the road we will need to budget monies for the gate maintenance.

Heather Wilson also reported Gary with McIntosh Controls has agreed to take our account on and she uses McIntosh Controls for other HOA's. Heather stated Gary has been working with Scott Goodman in regards to the current issues we are having with the gate.

### **Community Managers Scope of Work**

Heather Wilson reported she has given all Board members a copy of the Community Managers scope of work which includes the maintenance of the common areas.

## **NEW BUSINESS**

### **Trash Bin**

Heather Wilson stated at some point in time a decision is going to need to be made as to where to have your trash picked up and suggested to have a 4-yard dumpster for all owners to share, once all of the construction has been completed.

### **Mailboxes**

All Board members were in agreement that we need to have mailboxes. Heather Wilson reported she has spoken with the parker postmaster and he has informed her the post office will only deliver the mail to mailboxes that are installed at a location approved by the post office on Riverside Drive.

Heather Wilson suggested installing a bay of mailboxes on Riverside drive allowing each lot to have their own mail box with their own key, which Scott Goodman has agreed to pay for and she will reach back out to Scott.

John Brendlinger stated at the entrance to Rivers Edge there are two big steel poles and suggested we install the mailboxes at that location and at some point in time, have a Rivers Edge Estates sign installed on the steel poles above the mailboxes.

### **Website**

Heather Wilson reported Scott Goodman has paid Frank Goodyear with Netserve to have a website designed for Rivers Edge and that the website can be used for storage of approved meeting minutes, agendas, CC&R's and other important information that pertains to Rivers Edge. Heather Wilson stated she works with Frank on two other properties' website needs.

### **Amendment to the CC&R's**

Mark Walton made a motion to change the CC&Rs from two stories to three stories keeping within the 35' finished height limit. John Brendlinger second the motion and the motion carried.

Susan Jackson made a motion to hire John Churchill to revise the CC&Rs to reflect the three-story amendment and to revise the Articles of Incorporation. Mark Walton second the motion and the motion carried.

Susan Jackson requested that we look into talking with the Design Review Committee in regards to holding up construction drawings due to exterior finishes not being submitted. Heather Wilson reported that she will get with Scott Goodman.

## **NEW BUSINESS CONTINUED**

### **Lot Address and Lot Numbers**

It was suggested that we look into changing the identification of the lots as far as addressing goes. Currently we have Lots 1-5 however the mailing addresses are identified by the address 7864-B aka Lot 1. Heather Wilson reported she will get with the post office and report back.

### **HOA Dues**

Heather Wilson asked the Board if they wanted to be billed \$190.00 per lot monthly or would they prefer to be billed annually in the lump sum of \$2,280.00 per year per lot.

Board members were in agreement to pay the dues yearly versus monthly.

Meeting adjourned at 9:57 am

Submitted by Recording Secretary, Heather Wilson