

**RIVERS EDGE ESTATES
BOARD OF DIRECTORS
APPROVED MEETING MINUTES
June 11, 2025**

CALL TO ORDER:

President John Brendlinger called the Rivers Edge Estates Board of Directors Board Meeting to order at 9:16 am via Zoom.

PRESENT

President	John Brendlinger	Lot 2
Vice President	Rhonda McDonald	Lot 5

NOT PRESENT

Secretary/Treasurer	Sue Jackson	Lot 3
Director	Steve Martinez	Lot 4
Director	Mark Walton	Lot 1

OTHERS PRESENT

Community Manager/ Recording Secretary	Heather Wilson
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MEETING QUORUM

Heather Wilson reported the June 11, 2025 Board of Directors Board Meeting does not meet voting quorum requirements, only (2) Board Members are present. Board members John Brendlinger and Rhonda McDonald who were in attendance chose to move forward with the meeting for discussion purposes only. No voting will take place.

APPROVAL OF MEETING MINUTES

Heather Wilson reported we are not able to approve March 12, 2025 Board of Directors Board Meeting Minutes due to not meeting voting quorum requirements. The March 12, 2025 Meeting Minutes will be up for approval at the September 10, 2025 Annual Meeting.

FINANCIAL REPORT

Arizona Financial Credit Union Bank Account

Heather Wilson reported the current balance in the bank account is \$13,664.69 and that she has sent the Board the March, April and May Bank statements.

Approval of the June Financial Reports

Heather Wilson reported we are not able to approve the June 2025 Financials due to not meeting voting quorum requirements. The June 2025 Financials will be up for approval at the September 10, 2025 Annual Meeting

MANAGERS REPORT

Malibu Lights

Heather Wilson reported John Brendlinger notified her that not all of the Malibu Lights are working, we have replaced the light bulbs, however there seems to be an issue with the power source, so I have Otis working on it.

Lot 1 Weed Clean Up

Heather Wilson reported Otis is in the process of cleaning up the weeds and any other vegetation that is growing on Lot 1. Mark Walton is aware and has authorized Otis to clean up his lot.

Certificate of Insurance

Heather Wilson reported Lambert has submitted their certificate of insurance for the projects they are working on Rivers Edge.

OLD BUSINESS

Location of Trash Enclosure

No Update at this time.

Common Area Concrete Cracking

No Update at this time.

NEW BUSINESS

Rivers Edge Sign - Power Source at the Street

Heather Wilson reported there has been discussions as to how we go about locating a power source to light up the entrance sign.

John Brendlinger is going to reach out to Bransons to see if they are aware of any existing power. Heather Wilson stated she will reach out to APS to see if there is any power available at the HOA entrance sign.

Construction Time Line

John Brendlinger reported per the CC&R's the construction time line is two years once ground is broken.

Rhonda McDonald expressed her concerns in regards to how long she will be living next door to a construction site once she has completed her project and was hoping Steve Martinez would be at the meeting to get an update from him.

John Brendlinger reminded homeowners there is a two-year construction period and to please let the Board know when your project is going to be completed.

NEW BUSINESS CONTINUED

Construction Time Line Continued

Rhonda McDonald reported Steve Martinez has already stated he will not be able to start construction again on his property until March of 2026, due to a personal legal matter which is holding up his project, so we are looking at an early 2028 completion date.

Heather Wilson reported per **Article V – Design Guideline and Control**; it states **in no event may such time limitation exceed two (2) years from commencement of construction.**

Heather Wilson suggested to have this topic on the agenda for the September 10, 2025 Annual Homeowners Board Meeting so discussions with homeowners can start taking place giving everyone the opportunity to express their concerns in regards to the construction time lines.

CONSTRUCTION UP DATES

Mark Walton Lot 1

Mark Walton not present at meeting. No Update.

John and Jackie Brendlinger Lot 2

John Brendlinger reported he is waiting on a report back from the Jackson's in regards to the re-compaction that took place on their property.

John Brendlinger reported the good news is there has been very little movement on his property lately and he will be reaching back out to the Jackson's as a follow up.

Wade and Sue Jackson Lot 3

Sue Jackson was not in attendance. No Update.

Steve and Jennifer Martinez Lot 4

Steve Martinez was not in attendance. No Update.

John and Rhonda McDonald Lot 5

Rhonda McDonald reported the retaining wall is under way, the dock has been installed and the pool has been staked out.

Rhonda McDonald wanted to bring to the Board's attention that Lot 4 has encroached onto her property with the building of an observation deck that will have storage on ground level and railing on top, a portion of it is not within the setbacks (not its entirety), which was verified with a new survey she had done. Rhonda noted they have had discussions regarding this issue with Steve Martinez and it has yet been resolved.

CONSTRUCTION UP DATES CONTINUED

John and Rhonda McDonald Lot 5 Continued

Rhonda McDonald stated she was planning on Steve Martinez to attend this meeting so this topic could be discussed. Rhonda McDonald noted she will send Steve Martinez an email.

ANNOUNCEMENT

Next Meeting is the Annual Homeowners Meeting on September 10, 2025, via Zoom at 9:00 am.

Meeting adjourned at 9:56 am

Submitted by Recording Secretary, Heather Wilson