

River Oaks of Sherman Association Inc.
Annual Meeting

Date: November 30, 2023

Location: Zoom

Present: Lori Finck, President; Horst Rutsch, Vice President (7:20pm); Theresa McSpedon, Secretary; Susan Lang, Treasurer; Directors: Matt Greene (7:08pm), Aaron Ham, Vera McVey, John Predham, and Kim Smith; Members: Lou Loria, Marie Loria, and Jason Rubin.

Proxies: Tom and Susan Lindberg, Richard Hofer, Jason and Deborah Rubin *(Exhibit C)*

Call to Order: 7:00pm

- Lori called the meeting to order.
- The November 17, 2022, Annual Meeting minutes were adopted as distributed.
- President's report: Presented by Lori. She presided over annual meetings, board meetings and any meeting where she is ex-officio. She solicited bids as needed. She interacted with attorneys, vendors, homeowners, leases and builders. See attachment 1.
- Secretary's report: Presented by Theresa. She attended all Board meetings, took and distributed minutes.
- Treasurer's Report: Presented by Susan. See attachment 2.
- Architecture Committee: Presented by Lou. They reviewed many plans for Rubins and Chemero. There were improvements made without review at 2 and 6 Pond View Lane. Once contacted the new owners at 6 Pond View Ln apologized and made proper application for solar panels. The new owners at 2 Pond View Ln apologized, as well, and made proper application for stone pillars at driveway entrance. All were approved and sent to the Board for approval.
- Welcome Committee: Presented by Marie. In January 2023 the Rubin family was welcomed by the Welcome Committee. In September 2023 there was a welcome party at Lori Finck's house for the Rubins.
- Elections: There were no nominations from the floor for any members for the class of 2026. There were no objections to Lori staying on the Board. Lori Finck was nominated for the class of 2026. Hearing no objections, Lori Finck was elected by unanimous consent.
- Unfinished business:
    - Gate: Lori is giving her gate documentation to Westchester Module to see if they can resurrect the gate code box so new people can get their names on it and have it updated regularly as needed.

- Sales: 1 lot sold, near Bill Tobin. 3 lots are in contract to close by end of year.

- New Business:
  - Lori procured estimates for chip, seal and oil all roads. The best estimate was $296,0000.00. The Capital Reserve Fund has $284,000.00 in it. She advised that the Board had voted to use up to $200K of the capital reserve and have a special assessment (if needed) of up to $2K per declared property.
  - Lou moved to approve chip, seal & oil all roads. Horst seconded. During the discussion period Lou asked who made the assessment of the roads needed this type of work. Lori explained all that went into obtaining the estimates and why. Lou withdrew his motion.
  - Lou then moved to get 3 bids for 3 civil engineers to evaluate the road conditions and report back to the Executive Committee prior to any work commencing. John Predham seconded. There was no further discussion. The motion carried unanimously.

- Vice President Report: Presented by Horst. He attended all Board meetings and supported the President and homeowners as needed. He also participated in the Nominating and the Welcome Committees.

- Nominating Committee: Presented by Horst, Chairman of the Nominating Committee. Horst contacted all present Board members to ascertain if they wished to remain on the board. All confirmed they wished to continue except John Predham. This year's class of board members whose terms are up are Lori Finck and John Predham.

- Budget: Lori reminded the membership that the Board can spend up to 15% over the current budget without going back to the membership. The budget was mailed out with the annual meeting notice. Lori and Susan answered all the questions. Matt moved to approve the budget as presented. Horst seconded the motion. The motion carried unanimously.

- New Business continued:
  - Aaron Ham said there is a dead tree overhanging the road by the stop sign and could present a hazard. Lori agreed to contact the property owner to obtain permission to remove the entire tree. If permission is not obtained, then to have Norberto remove the portion of the tree that is overhanging the road and the 10-foot area beyond the road that is part of ROSHA is responsibility.
  - Aaron Ham said Jeff Buzaid contacted him about receiving a parking notice. Lori explained that there had been a problem over the 22/23 winter of non-residents coming into the community, parking on the streets and hiking or walking their dogs. The Executive Committee authorized Lori to place notices on the car windshield of anyone parked on any of ROSHA's roads. Horst contacted Lori one day to report a car parked on the road by him. Lori headed out and placed a notice on the car's windshield. As she was about to drive away, she heard a voice calling out from the woods. It was Jeff Buzaid. Lori explained she didn't recognize the car, what was happening, and he could ignore the notice. Horst confirmed Lori's recount of the situation. It is unknown why this issue is being brought up yet again, as it is a settled matter. Aaron thanked Lori and said he wasn't advised of all of that.

- There was no other business brought forward.

- Horst moved to adjourn. All were in favor. The meeting adjourned at 8:05pm.

Respectfully submitted,
Theresa McSpedon
Secretary

EXHIBIT A – President's Report

River Oaks of Sherman President's Report

Annual Meeting

November 30, 2023

The President presided over the annual meeting, all Executive Board and Membership meetings of the association.

The President appoints committee chairs and attends all the committee meetings of the committees that she is an ex- officio member of, namely the Welcome Committee and the Architecture Committee.

The President got all additional bids for any jobs the board asked her to get bids for.

The President interacted with the attorney on any legal matters.

The President corresponded with any residents or non-residents who we are violating the rules or other governance documents of the association and asked them to stop violating the rules.

The President placed the signage on vehicles of non-residents not authorized to park on the roads. This usually happens in the winter months when many non- residents park on the roads and walk their dogs in the community.

The President interacts with Westchester Automated Gate about any main gate issues or obtains other bids on these issues.

The President interacts with Boni Landscaping about any issues they handle for the community or obtains other bids on these issues.

The President requests copy of leases from homesite owners who rent their homes out.

The Presidents interacts with builders who are building homes about the rules in our governance documents and obtains all building and other plans and permits required by the Architecture Committee and the Board.

The President obtains any renovation or home improvement plans for the Architecture Committee and the Board prior their review. Any change to a Home Site must obtain these approvals.

Lori Finck

President

River Oaks of Sherman Association, Inc.

EXHIBIT B – Treasurer's Report

River Oaks of Sherman Association, Inc

Annual Meeting

Treasurer's Report

It was a quiet year. Only unanticipated expense was the repair to the gate keypad which cost $122.00. Earned interest of $8,904.04. Current rate is 4.5%. Only two members in arrears and the last sale to NSJ Property Group LLC has not paid their capital reserve. Members have been sent statements. Both NSJ Property Group LLC and their attorney have been notified that the capital reserve is still outstanding.

Treasurer

Susan Lang

River Oaks of Sherman Association, Inc.
A/R Aging Summary
As of November 30, 2023

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
BUZAID, JEFFREY & LISA Lot 16	125.00	0.00	0.00	0.00	0.00	125.00
MCLEAN, DAVID Lot 24	125.00	125.00	125.00	125.00	1,039.38	1,539.38
NSJ PROPERTY GROUP LLC Lot 65	0.00	0.00	250.00	0.00	0.00	250.00
PREDHAM, JOHN & KELLY Lot 52	125.00	125.00	125.00	125.00	39.37	539.37
TOTAL	**375.00**	**250.00**	**500.00**	**250.00**	**1,078.75**	**2,453.75**

Exhibit C - Proxies

Proxies for Annual Meeting 11-30-2023

	Directors	Budget	Assessment
Tom and Susan Lindberg Lot 48	For	For	Against
Richard Hofer Lot 54	For	For	Abstain
Jason and Deborah Rubin Lot 50	For	For	For