

River Oaks of Sherman Association Inc.
Executive Board Meeting

Date: March 20, 2023

Location: Zoom

Present: Lori Finck, President; Horst Rutsch, Vice President; Theresa MªSpedon, Secretary; Directors, Matt Greene, Vera McVey, Bill Tobin, John Predham, Aaron Ham, Susan Lang

Proxies: None

Absent: None

Call to Order: 7:07pm

- Lori called the meeting to order, and a quorum was present.

- Lori asked for a motion to accept Executive Board Minutes from 11/17/22. Horst moved to accept minutes as presented. Matt 2nd, no discussion. Motion carried unanimously.

- Lori gave her President's report.
    - Dogs running loose on roads and golf course.
    - Cars parked on roads. Lori put a paper notifying cars parked on the roads they shouldn't be there, and dogs should not be off leash. Lori notified the golf course about the situation.
    - Remotes. Dobson tenants moves out and they must take remotes with them, as new requests for remotes come in with new tenant move ins.
    - Landscape Contract. Lori received bids for landscaping this year. Norlberto hasn't increased since 2018. His bid was $15K. Scott's Landscaping was 33% higher. No other bidders.
    - New resident the Rubins. They are renting a Dobson house. They are from Philadelphia and are very happy to join our community. Rubins met with Welcome Committee.

- Treasurer's Report. $58,945.04 as of end of February in operating account. $259,113.31 in USB account. A/R as follows:
    - Binell $1,539.38
    - O'Halloran $750.00
    - McClain $750.00
    - McCarthy $750.00
    - Predham $539.38

  Not many expenses since last Executive Meetings except a few gate repairs.

- Lot 30. Pool at lot 30, 50 Long River Rd (next to Predham and Laurie) apologized about pool. The delay was a drainage permit issue. Town doesn't issue permits for drainage. A certified engineer designed the drainage plan. Lou Loria reviewed the plan and both Mr. Loria and Mr. Rubin found it acceptable. Theresa moved to approve the pool and drainage plan. Vera 2nd. Motion carried unanimously.

- Dobson submitted a repair plan for his pool on the lower road off of the 16th hole. Lori requested a copy of the pool permit and received it. Horst moved to approve the pool, Matt 2nd and the motion carried unanimously.

- Lori received complaints about the hole in the road just after you pass through the gates. Norlberto made a temporary patch over the winter. Lori has asked Beatty Construction for a bit to repair the roads but Beatty is pulling out and recommended another company. That is who Lori got a bid from. She got it for budgetary purposes. Discussion ensured on timing of repairs, especially with construction still ongoing at several property sites. John made a motion to get 3 bids for all repairs on the roads and possibly repaving for strategic planning and budgeting purposes. Horst moved to make a more permanent repair for just the hole by the gate. Matt 2nd. The motion carried unanimously.

- Gate Box. The Binells want to change the gate code. Bill Tobin has had continuing issues with his code working. The gate box was hit this summer. Norlberto fixed it. The gate code 1900 broke this winter from overuse. Westchester Modular repaired it. Westchester Modular recommended a new box that has cell phone app. Westchester Modular seems to have the largest staff for repairs in this area and response time is important. John recommended we get 3 to 4 bids for replacing the gate box for other vendors besides Westchester Modular.

- Lower Road. Lori got a call from the club that the chain was on the ground in pieces. Matt checked it out and put a temporary green pope up. Matt will put in a new chain.

- Construction Bonds. Vera's bond was returned. Rubin's bond should be returned. John made motion to return Rubin's bond. Matt 2nd. Motion carried unanimously.

- Lot #51. Lori will send a letter to Malcolm McClusky LLC to clean up this property and put in a driveway.

- There was no other business brought forward.

- Matt moved to adjourn. All were in favor. The meeting adjourned at 8:01 pm

Respectfully submitted,
Theresa McSpedon
Secretary