

River Oaks of Sherman Association Inc.
Executive Board Meeting

Date: February 15, 2024

Location: Zoom

Present: Lori Finck, President; Horst Rutsch, Vice President; Theresa McSpedon, Secretary; Susan Lang, Treasurer; Directors, Matt Greene, Vera McVey, Bill Tobin, Aaron Ham and Kim Smith

Proxies: None

Absent: None

Call to Order: 7:04pm

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

- 10/3/23 Executive Board Meeting Minutes: There were no changes to the minutes and the minutes were approved as distributed.

- 11/30/23 Executive Board Meeting Minutes: There were no changes to the minutes and the minutes were approved as distributed.

- President's Report:
    - On January 2nd an attorney from Cramer & Anderson contacted Lori and advised Lori that the 3 lots behind Aaron Ham that was set to close the next day, was found to have identity theft and title fraud. The issue is now in the hands of the FBI. The property was never transferred to a new owner.
    - February 9th Nelson D'Silva called Lori about building starting on the lot they just purchased. Lori explained the process (town permits are needed first, then all the plans along with the permits and a bond are submitted to the ROSHA Architecture Committee who will review them and make recommendations to the Executive Board. Then the Executive Board will take a vote. Once approved by the Executive Board then building can commence.
    - Last week Lori received a call from Jason Rubin about drainage issues from the lot next to him. Lori explained why it isn't a Homeowner's Association issue. Lori directed Jason Rubin to Mal McCluskey's attorney and a civil engineer.
    - The Architecture Committee has a new member, David Faren. He is a licensed Architect.
    - The Welcome Committee is now also the Social Committee. Deborah Rubin has joined the Social Committee.

- Lori proposed changing attorneys to Richard Smith in New Fairfield. Several questions were asked. Our present attorney frequently has a conflict of interest as one of the current members also works at our present attorney's firm. Vera motioned to change attorneys to Richard Smith. Horst seconded and the motion carried unanimously.

- Treasurer's report: Susan sent out invoices late due to computer issues. Most members have not yet received their invoices so Susan will resend them.
  - Capital Reserve $287,315.27'
  - Operating $32,275.50
  - A/R:
    - Predham $500
    - McLean $750.00
  - Open Construction Bonds:
    - McClusky Lot #51 $2,500.00
    - McClusky Lot #42 $2,500.00
    - Chemero Lot #43 $2,500.00

- Theresa moved to return the $2,500 bond for Chemero as work is complete, road cuts were done correctly, and the road is not damaged. Horst seconded and the motion carried unanimously.
- Matt Green questioned the procedure for approving bond returns. It was agreed that going forward the Architecture Committee would be in charge of approving road cuts, driveways and the road conditions before a bond is brought to a vote to return.
- Matt then motioned to have the Architecture Committee do a visual inspection of street cuts, driveways and roads to insure they are in compliance with the ROSHA rules and declaration, prior to a new construction beyond being returned. Horst seconded and the motion carried unanimously.
- Horst then motioned to reverse the Joe Chemero return the bond vote, just approved. Vera seconded. Vera seconded. Seven were in favor, one person opposed. The motion carried. Joe Chemero's $2,500 bond will not be returned until the Architecture Committee reviews the work and approves.
- Horst moved to ratify the paint color on 8 River Bend Lane, the trimming of the White Pines for $4,000.00 and the Costs for the civil engineer's work of $1,500.00. Vera seconded and the motion carried unanimously.
- Unfinished Business:
  - Repair/Replacement of Gate. Horst moved to replace the gate. There was no second. A lengthy discussion was had on the repair or replacement or removal of the Gate that is badly damaged. The board agreed we want to continue to be a gated community. Lori provided the estimate she received for replacing the gate, with exactly what is there now. That cost $22,000.00. The motion died. Lori will get more options and pricing on replacing the gate.
  - Roads. Lori had sent out the civil engineer's report prior to the meeting. Matt motioned to repair the roads as noted in civil engineer's report. Vera seconded. A lengthy discussion on the report ensued. No vote was called. Lori will get proposals from contractors using the civil engineer's report as the specifications. She will get two prices. 1 with the drainage included and 1 with no drainage included.
- Theresa made a motion to adjourn. All were in favor. The meeting adjourned at 8:25pm

Respectfully submitted,
Theresa McSpedon
Secretary