



Minutes

RRV HOA Board Meeting January 15, 2025 at 3:30 p.m. Jennifers House

Call to order: Jennifer Rhamy, President at 3:32 p.m. and Christine Ernhardt joined in via phone.

Board Members Present: Jennifer Rhamy, President, Kenneth Dorman, Vice President, Phil Onofrio, Treasurer, Brenda Furnace, Secretary, Darren Caldwell, Member-At-Large.

Election of Officers: Jennifer was nominated President by Brenda Furnace, Seconded by Kenneth Dorman. All in favor, none opposed. Kenneth Dorman was nominated Vice President by Jennifer Rhamy, Seconded by Brenda Furnace. All in favor, none opposed. Phil Onofrio was nominated as Treasurer by Jennifer, seconded by Kenneth Dorman. All in favor, none opposed. Officers officially installed into office. Darren Caldwell to remain as Member-at-Large.

All Officers and Member-at-Large signed a code of ethics form for 2025.

Previous Board Action without Meeting: (Brenda Furnace) October 15, 2024 board meeting minutes approved via electronic votes. Yes, Phil Onofrio Nov. 13, 2024, Yes, Jennifer Rhamy Nov. 8, 2024, Yes, Darren Caldwell 11-12-24, Yes, Ken Dorman 11-12-24. Minutes posted on HOA website for RRV HOA on 10-31-24.

Sharon Blackburn submitted withdrawal from board letter to Board stating desire to remain on Welcome Committee. 12-31-24, Brenda Furnace was nominated to the Board by Jennifer Rhamy, seconded by Kenneth Dorman. All in favor, none opposed.

Ken Dorman nominated to return to the board. All in favor, none opposed.

Mark Shoberg from HOA Services regarding Tax preparation for RRV HOA for 2024 by Alan Watkins CPA for \$250.00. Approved by Jennifer Rhamy on 1-14-25.

Treasurers Report: (Phil): Treasurers Report submitted via e-mail for review prior to meeting. After review and brief discussion at meeting it was decided to have Treasurer, Phil Onofrio invest another \$30,000.00 put into another CD. All in favor, none opposed.

Consensus Agenda: Brief discussion regarding consensus agendas. Moving forward all reports will be submitted to all Board members for all offices held prior to Board Meetings.
HOA Updates: (Jennifer Rhamy)

Delinquencies: Phil Onofrio: List submitted to Board. HOA Services following up.

Violations: Jennifer Rhamy: Previous Violators have been sent their 6th notice of violation for dog feces along the sidewalk. The HOA could at this point elect to remove it and charge them, but that seems pointless as the dog will produce more feces. The fines will continue until they reach \$500.

Due to their past delinquency in paying dues, they are on an auto-pay account.

Welcome Committee: Jennifer Rhamy: Welcome Committee- Bernie Goudey has agreed to lead the Welcome Committee again. She had established it in 2023. She is getting caught up with the new neighbors and has her eye on the ones soon to move into the neighborhood.

ARC report:(Jennifer Rhamy)- none last quarter

Construction update: (Darren)- no new report

Contracts: (Jennifer R.) WD Yards contracted is fully executed.

Encouragement was given to Christine Ernhardt to give thought to being on the Board at some point in the future. Phone-in concluded at 3:45 to begin Executive session.

Executive Session:

Discussion of Reserve Study: Tabled until updated Reserve Report is received and reviewed by Board Members. Will schedule meeting to review when received.

Dues discussion: Tabled until updated Reserve Report is received and reviewed by Board Members.

STR Policy Amendment amended: Tabled at this time.

New Business: None at this time.

Old Business:

Sidewalk repair still outstanding: Darren to get estimates ready for next Board Meeting.
Front lights-Completed
Street lights- repaired but Grande Cache has gone out again: Brenda to follow up with reporting to Excel.

Dates for special and annual meeting: Special Meeting, June 25th 2025 at 6:30 p.m. Dates for remaining of year: July 23rd at 3:30 p.m., October 8, 2025 at 3:30 p.m., Annual Meeting November 12, 2025 at 7:00 p.m. at Wingate. Jennifer will ask HOA Services to reserve.

Next Meeting/ Adjournment: April 16, 2025 at 3:30 p.m. Meeting Adjourned at : 4:17 p.m.