

Update from the River Bend HOA Board

September 19, 2023

We want to provide an additional update and a "Save the Date" announcement.

The board has set Thursday, November 2nd at 6:30pm, at Concord Baptist Church for our River Bend Annual Meeting. We will mail out the official Notice of Meeting, proxy, board election materials and the 2024 budget the first week of October. Again, the main items on the agenda will be board reports, 2023-2024 board elections, member participation in the HOA, and the unfinished business regarding the updated CCR's and Bylaws (approval super majority has not been achieved).

As mentioned in our previous update, the 2024 budget will include increasing the quarterly dues per lot from \$90 to \$120. This would provide about \$18,000 in additional revenue each year which would be used to establish a capital, maintenance, and operating reserve account. The additional dollars could be used to upgrade our Boat Access and Storage area and to pay for professional guidance on what our HOA can do with the 4+ acres we own. We have heard several suggestions from a covered outdoor space to a clubhouse. In general, a place to gather for HOA events and socials. There is little to no interest in a community pool, so that's not part of the initial thinking at this time. This will be discussed in more detail at the Annual Meeting.

- We will post the HOA financial statements through August 2023 soon to our website.

As we move toward the Annual Meeting date, we need more HOA members to volunteer to serve in various leadership roles:

- HOA Board seats and board leadership—please watch for an email from Tim Swanson, attorney with Young, Morphis, Bach and Taylor. Our plan is to email the Nomination Committee board application form on or near September 22, 2023.
- Safety and Security Committee

Sincerely,

Doug Johnson, President