

MINUTES OF THE RIVERBEND COMMONS OWNERS' ASSOCIATION ANNUAL MEETING
HELD OCTOBER 23, 2025

The meeting was called to order and with those present and the proxies that had been returned 27.6041% of the Association was represented which was a quorum for the meeting. Those present introduced themselves to the group.

The next item on the agenda was the reports of Officers. Mr. Yarbrough stated that there was a giant oak tree that had limbs falling and branches overhanging one of the buildings, so it was removed. The plan is to remove other giant oaks with canopies so wide that no grass can grow which causes landscaping issues. The lawn service has begun laying sod in the courtyard where there was nothing but dirt and rocks. The E building was painted this year. The plan is to pay off the loan within the next year that was taken out for the large structural steel project. Then Mr. Yarbrough reminded everyone that the roofing will need to be replaced in the not-too-distant future and the Board was focused on building the reserve to prepare for that.

Mr. Yarbrough said the Association was budgeting \$303,140.00 for the upcoming year; therefore, the HOA fees will remain the same for the upcoming budget year. As of the date of the meeting the association had \$18769.40 in operating cash and \$79,042.16 in reserve.

The next item on the agenda was the election of Directors. The current Board is Steve Yarbrough, Steven Kone, Radhika Delaire, Scott Roland, and John Vincent. John Vincent has one more year remaining on his term, Radhika Delaire and Scott Roland have two more years remaining on their terms, Steve Yarbrough and Steven Kone term were expiring. Steve Yarbrough and Steven Kone were willing to serve new three-year terms if elected. It was asked if there were any nominations from the floor. Steve Yarbrough and Steven Kone were nominated for a new three-year term. The nominations were closed, and a motion was made, seconded and passed unanimously.

Laurie Ann Plumley gave a report on the sales activity on the property. One, one bedroom condo sold for \$90,000.00, it was not updated before sold. Five, two-bedroom condos sold between \$134,900.00 - \$182,900.00 depending on the condition.

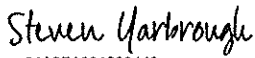
New business was addressed after a homeowner requested handrails at the stairs between the C & D buildings. Dogan Metal is installing handrails there and at the stairs at the H building after Mr. Yarbrough approved the estimate.

There being no further business, the meeting was adjourned.

RIVERBEND COMMONS OWNERS' ASSOCIATION

By

Signed by:


Steve Yarbrough

President

Riverbend Commons Owners Association