



**Minutes of the Board of Directors of Eventide at River Oaks
Wednesday, March 22, 2023 – 10:00 AM
At the Offices of Wright Management**

1. Call to Order – Ellen Westbrook (10:02)
2. Attendance – Ellen Westbrook, Susan Raburn, Joseph T. Kirkland, Jr., Gary Blaylock, Sherri Schwartz, Leigh Krypel
3. Motion by Kirkland, Second Rayburn to approve the Minutes of the February 21, 2023 Meeting - **APPROVED**.
4. Motion by Kirkland, Second Rayburn to approve the Minutes of the March 2, 2023 Meeting - **APPROVED**
5. Wright Management and Board Members reported on the following items. Unless otherwise noted reports only were made:
 - A. Drainage issues concerning Unit 802. Existing drainage is channeling toward the unit. The drain line has been redone and extended. The cost to date has been approximately \$4,700.00 for the exterior piping and flashing of the unit. It is anticipated additional exterior repairs may require another \$5,000.00.
 - B. A red discharge has been seen from a drain at the north end of the lake. The source is being investigated.
 - C. The exterior door to the garage of Unit 720 has deteriorated because of exterior moisture. The doors to the garages appear to actually be interior “hollow core” doors. Replacement options are being evaluated.
 - D. A roof leak has been reported on Unit 718. It is being evaluated.
 - E. There are still 2 roof replacements that have not been paid for. One is unit 751 where the roofer stacked materials on the roof in a quality that caused the “hip beam” to crack. A structural engineer has been agreed to by both the unit owner and the roofer to evaluate the structural integrity of the roof and to suggest repairs. A report has been don’t and some repairs have begun.

A Motion was made by Hays, Second-Blaylock that the invoice for that roog not be finally paid pending a satisfactory resolution of the structural roof issue – **APPROVED**
 - F. With the exception of approximately 4 units, all chimneys and dryer vents have been inspected and cleaned.

- G. The gate to unit 786 is always locked and there is one of the light timers for complex is located behind that fence and access is very difficult to obtain to the timer.
 - H. Unit 768 appears vacant. but the former tenants appear to still be using the parking lots.
 - I. Unit 721 may soon be placed on the market.
 - J. The electrical near the pool appear to be inoperative. This will be evaluated.
 - K. The pool maintenance company left the hose on that was being used to fill the pool. This caused the pool to overflow. This will be reported to the company.
 - L. There is reportedly a check that has been sent from IPFS to Wright, but it has not been received. Another check is in the works from Rothburg.
 - M. The current insurance policies are to be posted on the Association website.
- 6. Motion by Kirkland, Second Blaylock to hold REGULAR board meetings for the rest of the year to be the third Wednesday of each month at 9:30 – **APPROVED**
 - 7. Motion by Kirkland, Second Blaylock to hold future regularly scheduled Board Meetings via ZOOM – **APPROVED**
 - 8. There will be a ZOOM Board of Directors meeting on Friday March 31, 2023 via ZOOM.
 - 9. Motion to Adjourn at approx. 12:22 AM - **Approved.**

Respectfully Submitted
Joseph T. Kirkland, Jr. - Secretary