

River Island Ranch POA, INC

“The Bridge”

Bringing Community Together

August 21, 2024

Volume 1, Edition 1

Dear neighbors, friends and RIRPOA association members,

I am thrilled to email all of you today, informing everyone of the results of our annual RIR Association POA meeting this past Saturday. After a thorough evaluation of the events that took place, I was determined to communicate with all of you as quickly as possible with complete transparency. At 10:00 AM, Saturday August 17, 2024, at the RIR clubhouse, approximately 57 association members, with 29 Proxies, the 2023-2024 appointed board of directors, and our association manager Keith Lammey, representing Elk Peaks Consulting, LLC. met for our annual meeting. The roll call, sign in ledger and introductions were established. We satisfied a motion of Quorum, and a Notice of Meeting.

The 2023 annual meeting minutes were not ratified or had a motion carried. Throughout a lengthy debate lasting nearly four hours, the 2025 budget was not ratified, and postponed until a \$30,000 error, previously approved by the interim board, may be corrected. The committee reports indicated the Club Executive Committee was never formed in 2023-2024, The Nominating committee of four members never met or communicated and the meeting labored to complete the introduction of candidates, for the 2024-2025 Board of Directors election.

A motion was introduced to execute Article 4, Section 6 of our bylaws to remove the existing appointed board of directors. The motion was seconded, by show of hands to proceed. By a majority vote of the members, the association voted to terminate and remove the existing appointed board of directors and elect successors to fill such vacancies by vote of the majority of members. A motion filed, seconded and carried to add 2 directors positions passed. The vote by secret written ballot of 43 members and 19 proxies duly elected Bill Loving, Debby Jensen, John Fowler, Peter Zanca, Dave Carr, Jennifer Hess and myself. A 7 member board was duly elected by a majority of the members. Thorough minutes were transcribed at the meeting and will be posted on the website as soon as possible. Keith Lammey, owner of Elk Peaks Consulting resigned as property manager of River Island Ranch and is cooperating with the transition. A first official meeting of the board of directors, assigned officers with a quorum vote.

We are actively working to restore our community values, culture and return to previously administering all of our POA affairs. Our primary goal is to quickly transition from the interim appointed board and management company to the new duly elected board of

directors. We intend to communicate promptly, with transparency and collaborate with the association.

We will establish a priority punch list this week and try to set goals for the reduction of cabin reservation fees, regain control of our website, establish the CEC, and Nominating Committee's and association property tax designations. We will anticipate your participation and patience to complete many of these goals within the next few weeks and months. The fiscal ledgers checkbook, IP, and RIR property are all being secured this week. We hope to revise any policies and procedures that need our and your attention.

I welcome your responses, feedback and input personally. The newly elected board is willing and excited to serve you with a sense of "Duty and Loyalty" to our community. Our intention is to lead with integrity and within the guidelines of our covenants and bylaws. I thank you for your support, and to the volunteers that make this possible.

Respectfully, Bob Frank

RIRPOA President.

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