

Minutes of the 8/18/2026
Board of Directors Meeting 5:30 pm @ River Woods Office
Townhouse Villages at River Woods HOA

Members Present: Anna Goyette, President; Don Picard, Treasurer; Claudia Merriman, Secretary; Jodi Deneen; Mark Heaner; Brad Ihrke; Asta Stark.

Absent: April Bowen, Vice-President; Dave Wahlstrom

Others Present: Loren Poehler, Grounds Manager; Sarah Moore, Association Administrator

Call to order: President Goyette called the meeting to order at 5:30 p.m.

Approval of the Agenda:

MOTION: Asta moved, Mark seconded, to approve the agenda. **Amendment as Amended**

Approval of Board Minutes of 7/21/2026

MOTION: Don moved, Jodi seconded, to approve the minutes of the July 21 Board meeting.

Approved as Amended.

Approval of ACC Minutes of 7/28/2026

MOTION: Mark moved, Jodi seconded, to approve the ACC minutes of the July 28 ACC meeting.

Approved.

Approval of Board Minutes of 8/12/2026

MOTION: Asta moved, Brad seconded, to approve the minutes of the August 12 Board meeting.

Approved as Amended

Approval of July 2026 Financial Statements

MOTION: Asta moved, Don seconded, to accept the June 2026 (amended) and the July 2026 Financial Statements. **Approved.**

Maintenance Update by Grounds Manager

The sport court has been removed. Steps leading from the parking lot down to the newly sodded area have been added. “No trespassing” signs may be installed. Bollards will be installed to protect the stairs from cars. Bollards will also be installed near some mailboxes. The pool will close on Labor Day weekend. Tree removal is ongoing, with emphasis on trees near houses. The River Woods sign on Kennelly Road will be repaired and repainted in August.

Administration Update

Approval of 2027 Painting Quote

MOTION: Claudia moved, Jodi seconded, approval of the 2027 painting quote. **Approved.**

Approval of 2027 Roofing Quote

MOTION: Brad moved, Asta seconded, approval of the 2027 roofing quote. **Approved.**

Approval of Mullen Engagement

MOTION: Asta moved, Mark seconded, approval of the Mullen Engagement letter. **Approved.**

Other Business

Collections Policy

MOTION: Brad moved, Jodi seconded, approval of the Collections Policy. **Approved.**

Employee Working on Grounds Policy

MOTION: Asta moved, Brad seconded, approval of the Employee Working on Grounds Policy. **Approved.**

Approval of Rules and Regulations Change on Abuse of Employees

Motion: Jodi moved; Brad seconded; approval to change the Rules and Regulations regarding the abuse of employees. **Approved.**

Adjournment

Asta moved and Don seconded to adjourn the meeting. **Approved.**

Meeting adjourned at 6:38 pm

Minutes respectfully submitted by Claudia Merriman, Secretary