

**River's Gate Homeowners Association
Board of Directors
Budget approval Meeting Minutes
Thursday February 13, 2025 @ 5:30pm
Location: Teams Online Meeting**

Attendees:	Christopher McNeil, President	Jamie Yeha, Vice President
	Kevin Climie, Secretary/Treasurer	Helder Alfonso, Vice President
	John Bodnar, Vice President(6:00pm)	Triona Cosgrave, Manager, Cosgrave Consulting & Management
	Brett Smith, Vice President	
	Laura Olsen, Vice President	

Regrets:

1. **Call to order** – Christopher McNeil – 5:35pm
2. **Financial**
 - 2025 Collections
 - The Budget was reviewed and adjusted line by line by all members of the Board.
 - 2025 fees have been approved at;
 - \$835 for the gated homes (45) in stage 1a
 - \$760 for the non-gated homes (101)
 - Letter to be updated and circulated to the Board for input and include all line items and notes
 - Credit card fees to be confirmed, and costs for credit card fees are payable by residents.
 - Invoices to be generated by February 17th, 2025
 - Notices & Invoices will be electronically communicated.
 - Paper copies will be sent to properties without email.
 - Invoices for 2025 annual HOA fees will be due March 1st, 2025.
 - Interest to be added April 1st
 - Collections will start April 15th, 2025.
3. **Approval of 2025 Budget**
 - Motioned by Christopher McNeil, seconded by John Bodnar.
 - Unanimously approved by all board members.
4. **Next Meeting Date**
 - Thursday February 13th, 2025, at 5:30pm
 - Virtual Teams Meeting
5. **Adjournment** – Christopher McNeil – 6:45pm