

# 2025 Annual Meeting Minutes

6pm on June 4, 2025 @ New Love Coffee



Having achieved quorum through collection of 244 Ballots, the meeting was called to order at 6pm.

In attendance: 30 or so members in person  
Gil Pierce, Rockwood Property Management  
Joe Frank, Declarant, Director  
Tim Olsen, Director  
Tom Sahlberg, Director  
Steven Clark, Director

Lee Wolfand was not in attendance.

## **ELECTION of DIRECTORS**

Gil called for nominations from the floor. With no response, the candidates were given the opportunity to introduce themselves and speak to their campaigns. Ballots were called and the vote was tallied to render the following results:

#Votes	Candidate Name
121	Robin Bekkedahl – Elected by the Membership to serve a 2 year term.
106	Joe Frank – Elected by the Membership to serve a 2 year term.
90	Steve Taylor – Elected by the Membership to serve a 2 year term.
63	David Clay
55	Jessica Morales
40	Elizabeth Bousley
37	Donnah Ballard

Write in candidates who all received one vote: Ryan Boddy, Nickie Ewing & Cletus Brown.

## **COMMUNITY & DEVELOPMENT UPDATE (by Joe Frank)**

We continue to build out the community. The portion between the river and Indiana, between the parks, will most likely be the last area to be developed as we are required to put in an additional lift station to move the sewage.

In NoLL, we have 2 buildings currently under construction. One of them is ours and is a mixed use building, with approximately 8,000sq ft of commercial use and 16 to 17 residential units. The other building is being built by Avalon24, a real estate company, and they will have their offices on the main floor and 6 residential units above them. We also have 2 or 3 other commercial buildings in the drawing stage, and hope to begin construction on those towards the end of the year, one of those will be Greenstone's corporate office.

Another project we have in the works is condominiums. It will be a small, two story building consisting of 15 units. We anticipate construction to start within the next couple of months.

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### **FINANCIAL REVIEW**

The 2024 year end actuals and the 2025 Budget are posted on the website ([www.riverdistricthoa.com](http://www.riverdistricthoa.com)). Members are encouraged to review and ask questions, preferably by email to [riverdistricthoa@rockwoodpm.com](mailto:riverdistricthoa@rockwoodpm.com).

Monthly financial reports are also posted to the website for member consideration.

2024 was a good year as we had net cash flow for the main association and all the special services areas.

2025 financials have no immediate concerns and is on track through April.

### **NEW BUSINESS**

IRS Revenue Ruling 70-604 was unanimously approved by the members present.

The 2024 Meeting Minutes were posted shortly after the meeting. With none opposed, the members present adopted the minutes as written.

### **HOMEOWNER FORUM**

*A member asked for a status update on Grain Shed. Per Joe, they do still plan on moving forward it's just taking longer than planned.*

*A member brought up concern that Greenleaf used to spray the weeds on Glenbrook, on the back along the alley but haven't done so in a number of years. Per Gil, he will look into this as they are supposed to be spraying those weeds.*

*A member asked about possibly putting up signs on the waste cans in HOA Owned Parks similar to those put up in Orchard Park, asking owners to keep their dogs on a leash. Per Joe, we will look into this for the 2026 budget.*

With no further business the meeting was adjourned at 6:45pm

Respectfully submitted,  
Rockwood Property Management