

Meeting Minutes Riverbend HOA  
November 12, 2025

**Executive meeting 6 pm:**

- Present: Mike Burris, Paul Fleck, Heidi Hotmire, Lorrinda Smith, Amy Norris
- Vote for annual dues at \$450—5 yes, 0 no
- Online survey is still open, will leave open until the end of the week
- Wednesday December 10—next board meeting

**Annual Member Meeting 7 pm:**

- 38 members: 30 present & 8 represented via proxy
- Welcome and Introductions of the board (by Paul Fleck)  
Paul Fleck, President; Mike Burris, Treasurer; Ned Sponsler, Landscaping;  
Amy Norris, Secretary; Heidi Hotmire; Lorrinda Smith  
  
board members leaving: Mike Burris (resignation),  
Ned Sponsler, Amy Norris (end of terms)

Introductions of the Architectural Control Committee  
Jeff Combs, Chair; George Gilbert; Liz Smith

members leaving: Liz Smith (resignation) and Jeff Combs (end of term)

- Architectural Control Committee Report:

Requests this year: paint requests, one garage request  
A new Village rule has been created to require HOA members to receive approval from HOA before getting building permit from the Village of Bluffton

- Update regarding HOA emails:

Official emails were not working. This problem is fixed now but it's still not the best system. We may stop using this, but for now the best way to reach the board and architectural control committee is via direct email addresses listed on the HOA website.

- Update on HOA Landscaping and Improvements:

Two fountains installed this year  
Walking path upgrades are complete, stones are added

Dead trees at back pond are removed  
Insurance liability was increased and we switched providers

Picnic was June 21

HOA electronic survey is up through the end of the week, paper surveys can be submitted tonight, 19 electronic responses so far

Front Pond Investigation: The front pond gets a lot of mud with the rain and our pond connects with a pipe that's back flowing. More to come as town and county respond to Paul's request to address this issue.

o Budget Updates (by Mike Burris)

(Refer to attached Budget Report)

Insurance with increased liability is now an additional \$400  
electric prices are going up

Mowing is under a new contract, up by 2.6% but still not more than what we've had for the line item in past years when we rounded up to allow for extra expenses

Motion was made to approve line item of MAG mowing in the budget, unanimously approved

o Ballots for new Board Members and Architectural Control Committee Members

Nominating committee added Brendon Matthews and Clair Winebar for the board, Kimberly Spallinger for Architectural Control Committee

No new nominees were added

By written ballot Brendon Matthews and Clair Winebar were unanimously voted onto the board and Kimberly Spallinger was unanimously voted onto the Architectural Control Committee

o Comments & Questions (Open Forum)

Where is the log saved for the back pond from dead trees? (Nobody knows)

Why is there a Resident Fishing Only sign? Ongoing issue, all residents and their guests can fish, but due to insurance liability and fishing equipment being abandoned at the pond by non residents, a sign was added at the front entrance to cover all the ponds instead of adding signage at both of the ponds that didn't yet have one.

What is the status of Rights and Restrictions revisions? Tabled for now, village ordinances cover some of our concerns.

Survey—will have results for next meeting

Assessment for next year: \$450

o 7:40 pm meeting adjourned