

Minutes of the Rivermont POA Board of Directors

June 12, 2013

Meeting was called to order by Don Roach, past VP of the board, at 7:34 p.m.

Next meeting will be Wednesday, July 10, 2013, 7:30 p.m.

Members in attendance were Geri Ray, Geoff Young, Carol Wingard, Virginia Lindeman, David McClellan, Don Roach, Bill Gaddis, and David McCaffrey. Members not in attendance: Lauren Woodchick and Michelle Robinson (with notice).

Also in attendance were Lorelei Mayer, property manager, and Jeff Stief, a property owner.

Jeff Stief spoke about unauthorized vehicles accessing the River Park and driving on the grassy areas. Board members to look into those areas and find solutions.

Election of new officers for the current year (June 1, 2013 to May 31, 2014)

President: Don Roach

Vice President: Geoff Young

Treasurer: Carol Wingard

Bill Gaddis: Secretary

Note: According to the By-Laws, the President, Treasurer and Secretary will be signatories for the RPOA bank accounts. Carol Wingard will be renewed; Trey Zahn will be replaced by Don Roach and Lauren Woodchick by Bill Gaddis.

Moved by Bill Gaddis to post on the web page and send out by e-mail to all the Property Owners the annual meeting minutes. Second by Carol Wingard. Motion passed.

Moved by Geoff Young to post and send out by e-mail the monthly meeting minutes, including a summary of financial expenses for each month. Seconded by David McCaffery. Discussion noted that as only approved minutes will be shared, Property Owners will receive them more than a month after each meeting. Motion passed.

Financial Report was present by Carol Wingard, RPOA treasurer. Moved by Geoff Young to approve the report, seconded by Geri Ray. Motion passed.

The group by consensus entered closed session to discuss two cases of Property Owners in arrears on dues. The report was about a continuing process and no new action was needed.

Closed session ended.

The Board appointed members to standing committees.

Architecture: Geoff Young and Bill Gaddis

Code Compliance: David McCaffery and Virginia Lindeman

By-Laws/Legal: Geri Ray and Carol Wingard

Old Business

A review of the legal expenses for filing claims against delinquent owners was presented. Carol Wingard moved that the fee for lien filings be increased to \$200 in order to cover all contingencies. Seconded by David McCaffrey. Motion Passed.

The property manager gave a report on county foreclosures of RPOA properties. Three properties were auctioned, of which one sold for the minimum. For the other two, we will be applying to the county for excess funds.

New Business

Our previous contract for pool maintenance at \$217 per month was transferred to another business at the same rate.

David McClellan moved to buy up to 10 chairs for the pool at a price of up to \$120 each, not including tax. Seconded by Geri Ray. The motion was tabled by consensus pending further information.

David McClellan opened discussion regarding a fund raiser for a new pool. No action taken.

Elliot Owen, a water engineer provided a written report on the possibility of developing a community water system. David McClellan said he would look into it.

Carol Wingard moved to renew our contract with Bug-a-Meister to treat the River Park and Pavilion Park for fire ants, not to exceed \$800. Seconded by David McCaffery. Motion passed.

The Board considered guidelines for RV's parked at parks or on vacant lots. It was recommended that RV's be allowed to park in the parks for no more than 7 consecutive days and no more than 7 days per month. For vacant lots, no more than 4 consecutive days and no more than 7 days per month.

Moved by Geoff Young to adopt the recommendations as stated and seconded by David McCaffery. Passed.

Moved by Bill Gaddis that the RPOA get bids to repair the descending road in the River Park and to build moveable barricades to river access. (Note: there have been some people who have taken vehicles to the river side and even onto gravel bars in the river.) Motion seconded by Carol Wingard. Passed.

The Board briefly discussed the need for a fence at the upper end of the Pavilion Park and that a survey would be needed prior to fence construction.

Moved to adjourn by Geoff Young. Seconded by David McClellan. Passed.

Meeting adjourned at 9:37 p.m.

Submitted by

Bill Gaddis, Secretary