

Rivermont Property Owners Board of Directors

Minutes of meeting on Oct. 9, 2013

Meeting was called to order at 7:35 p.m. by Geoff Young, Vice President.

Members present were Geoff Young, Carol Wingard, Bill Gaddis, David McCaffrey, David McClellan, and Geri Ray. Absent with notice was Don Roach, President. Absent without notice: Virginia Lindeman, Michelle Robinson, Lauren Woodchick. The Property Manager was also absent as she was on approved vacation.

Moved by David McClellan to accept the minutes of the previous meeting as revised. Seconded by Geri Ray. Passed.

The Financial report was presented by Carol Wingard, Treasurer. Moved to accept the report as presented by Geri Ray and seconded by David McCaffrey. Passed.

Architecture committee reported that there is one resident needed to request approval for a temporary structure. The board agreed for the Property Manager to write a letter of reminder.

Code Compliance committee reported that two of the three concerns brought forward in the last meeting have been corrected. The board discussed option regarding the other concern.

Old Business

Legal committee report brought by Carol Wingard that one issue has been satisfactorily resolved. We have a claim in to the county for back fees to be paid from the proceeds of a tax sale.

Going forward, there will be a Sheriff's sale for a piece of property in arrears of both taxes and POA dues on Nov. 5.

Comal ISD will be holding a meeting at the Pavilion on Oct 26 to explain the proposed bond issue.

New Business

The Board discussed the inspection report that the POA office has a serious problem with both carpenter ants and termites as well as a long-term leak in the plumbing. Terimix has already submitted an estimate of \$900 to treat the termite/ant problem.

Moved by Geri Ray to get three bids on treating the problem and to authorize the property manager to authorize treatment by the best offer with a total not to exceed \$1100. Seconded by Bill Gaddis. Passed.

The board agreed to check for prices on the plumbing and structural repairs needed according to the building inspector's report. Also the board will inquire as to the cost of a replacement structure in case the repairs are excessive.

The Board agreed by consensus to place two trash barrels near to the river in the River Park.

The Board discussed a large number of complaints about residents regarding animal noise. The information we have is that such things cannot be regulated in non-urban areas. The residents are advised to speak with the offending neighbors. If necessary, the Property Manager can send a polite e-mail requesting the owners of the animals act in consideration of their neighbors.

A report was made by the treasurer that there are currently 28 property owners in arrears of their dues. There are various stages from a few months to years overdue.

- \*The Board entered executive session Exit executive session.\*

Motion to adjourn made by David McClellan and seconded by David McCaffrey. Meeting adjourned at 8:49 P.M.