

Rivermont Property Owners Association

Meeting of the Board of Directors, December 11, 2013

The meeting was called to order by Don Roach, President at 7:28 p.m.

Next meeting will be held at 7:30 p.m., January 8, 2014 at the POA office.

Board members in attendance were Don Roach (President), Geoff Young (vice president), Bill Gaddis (secretary), Virginia Lindeman, David McCaffrey, David McClellan, and Geri Ray. Absent with notice were Carol Wingard and Michelle Robinson. Lorelei Mayer was not present at the request of board members.

Moved to approve the November minutes by Geri Ray, seconded by Geoff Young. Motion passed.

The Financial report was presented by the president due to the absence of the treasurer. Board members had a discussion regarding the work schedule and pay rate for the two POA employees (property manager and general worker.) The board agreed to review these items at its next meeting in January.

Moved to approve the financial report as presented by Geoff Young and seconded by David McCaffrey. Motion passed.

Geri Ray offered to the board to work together with the treasurer and property manager to present a review of the POA by-laws, particularly regarding changes required by recent changes in the state rules governing property associations. The board willingly agreed.

Architectural control committee presented a situation and request regarding 620 Cypress Pass. Special consideration was given due to the fact that this lot is only 75 feet wide, narrower than the POA standard lot. Moved by Geoff Young that the board approve a carport to be built in the 10 foot side setback at the side of the house, using, if necessary, all the way to the property line. Additionally, moved that a temporary variance be granted for the placement of a back yard shed to be removed at the time of the future sale of the property. Seconded by David McCaffrey. Motion passed.

Code Compliance Committee had nothing to report.

**Old Business**

The board discussed again the condition of the POA office. Moved that the POA do necessary repairs and maintenance for the office building rather than renovate or replace it by David McClellan. Seconded by Bill Gaddis. Motion passed.

The question of tractor tires was deferred to next month's meeting.

**New Business**

The Board received a report regarding the sale of property in arrears. The POA has recovered all of the money due, plus attorney fees and will return the remaining to the former owner once court costs are paid.

\*Executive session. The board requested an update

Moved to adjourn by David McClellan. Generally agreed. Meeting adjourned at 8:23 p.m.

Respectfully presented,

Bill Gaddis, secretary