

**RIVERMONT PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 9, 2014**

MINUTES – Corrected and Approved

ATTENDANCE

	ATTENDING	ABSENT W/ NOTICE	ABSENT W/O NOTICE		ATTENDING	ABSENT W/ NOTICE	ABSENT W/O NOTICE
Geoff Young, Pres	X			Robert May, VP	X		
Geri Ray, Sec	X			David McCaffery, Treas	X		
David McClellan	X			Don Roach	X		
Jerry Smitha	X						

OTHERS ATTENDING

NAME	ePOSITION/REPRESENTING
Lorelei Mayer	Property Manager
Jenifer Nuernberg	Resident

Meeting was **CALLED TO ORDER** at 6:58 P.M. by President Geoff Young.

INTRODUCTIONS of board members and property manager Lorelei Mayer. Guests then introduced themselves.

MINUTES of the June 11 board meeting were distributed to board members the day of the meeting. Given the last minute delivery not all members had an opportunity to review before the meeting. It was agreed to postpone the review and approval of the minutes till the next meeting in August.

FINANCIAL REPORT

Treasurer David McCaffery reviewed the financial report for the first month, June, of the fiscal year. Geri Ray made a motion to approve the report, Don Roach seconded, and all approved.

COMMITTEES

Plans, Zoning & Restrictions Committee: Lorelei Mayer has three submitted plans for the committee to review following adjournment of this evening's meeting. No architectural control or code compliance items were presented for discussion.

AD HOC COMMITTEES

Long Term Capital Improvements (LTCI) Committee: Jenifer Nuernberg presented some of the initial discussions and thoughts from the committee. There is interest in replacing the current office building with a present the concept at the August meeting.

Website and Social Media will be discussed at the August meeting.

MAINTENANCE REPORT

- Pool repairs: pump and filter are at their life end. Pool is clean, chemicals being kept at correct levels, but water not being kept clear. Bids being gathered: current pool company bidding \$1,700 to replace;

waiting for another bid to come in from Pools Unlimited. Upon receipt of second bid, the board will decide action via email.

- Security signage installed
- Removal of dead trees at River Park completed with exception of 1 tree. Company returning to complete work.
- Mosquito control pods have been put in retention ponds. Mr. Roach also caught some perch and put in ponds.
- New poles will be installed at tennis court. Poles will be filled with concrete to prevent repeat damage.
- Fire ant treatment/control: three bids have been received. Bugameister bidding \$1,050 for a year, another company bidding on a monthly rate, and Todd's Pest Control bidding \$780 for a year of comprehensive services. Shorty carries ant treatment with him on the tractor and always treats any mounds he locates while doing other work. Don Roach made a motion to accept the bid from and contract with Todd's Pest Control; Bobby May seconded the motion. All approved.
- Ceiling fan at the pavilion park is being addressed.
- Pool gate: discussion resulted in agreement to remove the lock from the external large gate at the pool park and leave only the internal gate to the pool locked. Don Roach made a motion to approve this action; David McCaffery seconded, and all approved.
- Raised question regarding rocks on top of the gate at the River Park and the idea to have masonry work done. Don Roach will facilitate getting bids for the proposed work.

OLD BUSINESS

- Approved revisions to the Bylaws have been updated on the website. It was noted that the website still cites our Board meeting time as 7:30 PM. Mrs. Mayer will get this updated with our revised meeting time of 7:00 PM.

NEW BUSINESS

- River Park vandalism discussion detail was moved to Executive Session. Board agreed to leave the River Park bathrooms unlocked but add spring hinges so the doors will close. Security cameras similar to the systems used at the Pavilion and Pool parks will also be added.
- Lorelei Mayer reported one of our members will be using the River Park for their church's large annual party on August 3rd. Parking issues have been discussed with the resident and Ms. Mayer will send out a notice of the event to residents. The park is not closed to residents during the event; the notice is for informational purposes only.

EXECUTIVE SESSION

All non-board members departed and the board went into executive session at 8:55 P.M. Summary – board discussed and resolved issues related to the recent River Park vandalism.

ADJOURNMENT

Bobby May motioned to adjourn the meeting at 7:54 P.M.; David McClellan seconded and all approved.

Respectfully submitted,

Geri B. Ray
Secretary