

**RIVERMONT PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 8, 2014**

**MINUTES**

**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	POSITION/REPRESENTING
Lorelei Mayer	Property Manager

Meeting was **CALLED TO ORDER** at 7:05 P.M. by President Geoff Young.

**MINUTES** of the September 10 board meeting were distributed to and reviewed by board members in advance. A correction to add attendee Mike Woods was noted. Don Roach made a motion to approve the minutes with the correction offered. David McCaffery seconded the motion and all approved.

**FINANCIAL REPORT**

Treasurer David McCaffery reviewed the financial report. He reported we are a healthy organization and have typical expenses at this point. Geri Ray made a motion to approve the report, Bobby May seconded, and all approved. Geoff Young and David McCaffery reported the bank changes previously approved will be completed when the recently ordered checks arrive later this week and are delivered to our CPA.

**COMMITTEES**

Plans, Zoning & Restrictions Committee: David McCaffery approved house plans previously submitted. Another request for a well house being put around an existing well & pump was approved by David McClellan.

Lorelei Mayer noted the need to come up with some consistent guidelines for garage vs. sheds and whether work is being done by owners or contractors. Work done by contractors requires porta-potty, trash containers, and \$500 deposit.

**LEGAL/ASSESSMENTS STATUS**

Lorelei Mayer reported on a property owner previously placed on a payment plan; payment was inconsistent and the board approved at its September meeting to have him served. The property owner sent in a new payment plan as major health issues are involved. The board agreed to table any action till the next meeting to see if he makes the payment under the newly proposed plan.

## **AD HOC COMMITTEES**

### Long Term Capital Improvements (LTCI) Committee:

David McClellan reported that he met with Able Pools and he feels the “beach” area of the proposed design should be scaled back resulting in an estimated cost of \$150,000.

No committee meeting was held this month. Lorelei Mayer noted the invoice for the tree survey came in at \$4,000; this is a reduced fee based on the decision not to address the back corner of the property at this time. Discussion continued about pool design, regulation requirements related to any construction and changes. Don Roach asked about the committee’s second choice going to the property owners. He suggested some consideration to work being done at the River Park as the second choice. LTCI Committee plans to hold another meeting within the next month for discussion about second choice options.

### Website:

No report as Amanda Crouch was not in attendance.

## **MAINTENANCE REPORT**

- Don Roach is getting bids to patch hole in drive into River Park.
- Discussion about signage saying something like no vehicles beyond this point... per XX law to be put up in River Park. Further efforts need to be made to eliminate people driving onto the river’s gravel bar. Getting costs for installation of large boulders. Poles with chains will also be set up which deters entrance but allows maintenance to get into necessary areas for mowing.

## **OLD BUSINESS**

- Job Descriptions: Geri Ray presented review of existing staff job descriptions and her questions. With input given through discussion she will revise the jd’s with suggested changes and submit to the board.
  - Board entered into and came back out of a brief Executive Session regarding the staff jd’s.
- Work on the board job descriptions will be tabled till after the beginning of the new year.

## **NEW BUSINESS**

- Fees: Lorelei Mayer prepared a comparison of all fees charged by area POAs. The board reviewed and discussed in detail. With a motion by David McClellan, a second by Bobby May, and all approving, Rivermont will make the following changes to its current fees effective November 1, 2014.
  - Transfer fee – increase to \$200 / lot
  - Re-Sale – increase to \$100
  - Subordination – set at \$150
  - 60-Day – set at \$150
  - Plan Approval – no change
  - Improvement Application – no change
  - Late Fee – increase to \$25
  - Refinance Fee – set at \$125

Bobby May noted that the board needs to begin discussion next month about dues and long term funding for our Association.

- Deed Restriction Change: discussion of changes such as charging dues per lot; will continue next month.

- Don Roach asked Lorelei Mayer to check into approved methods to reduce deer population in subdivision.

**ADJOURNMENT**

David McClellan motioned to adjourn the meeting at 8:48 P.M.; Geri Ray seconded and all approved.

Respectfully submitted,

Geri B. Ray  
Secretary