

**RIVERMONT PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 12, 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
Gay Smitha	Association member

Meeting was **CALLED TO ORDER** at 7:00 P.M. by President Geoff Young.

MINUTES of the October 8th board meeting were distributed to and reviewed by board members in advance. No corrections were noted. Don Roach made a motion to approve the minutes. Jerry Smitha seconded the motion and all approved.

FINANCIAL REPORT

Treasurer David McCaffery reviewed the financial report. He reported the Long Term Capital line reflects the expense for the pool park tree survey. Association dues are currently in arrears of about \$1,200 and our expenses are typical and on budget for this time of year. Geri Ray made a motion to approve the report, Jerry Smitha seconded, and all approved.

COMMITTEES

Plans, Zoning & Restrictions Committee:

- David McClellan has plans at home submitted to him by resident for gazebo in order to approve. Needs to locate and bring into office for file.
- Complaints received about house on Cypress Pass for trash and building materials in yard. Board directed Lorelei Mayer to send letter to home owners.
- Discussion of other houses and lots in neighborhood.
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LEGAL/ASSESSMENTS STATUS

Lorelei Mayer reported on two lots: one owes about \$7,000 in dues and another about \$4,000. The one owing \$7,000 will be up for foreclosure sale after the new year. New owner inherited saying he wanted to sell and pay off dues, but is now in dispute between siblings.

AD HOC COMMITTEES

Long Term Capital Improvements (LTCI) Committee:

No update to be reported

Website:

No report as Amanda Crouch was not in attendance.

MAINTENANCE REPORT

- Poles (telephone pole width about 5' tall) will be put in place in River Park areas to prevent drivers from going down to river.
- Discussion of pool pipe leak. Don Roach will talk to the pool company to get more details on repair options. Information will be sent out to board members by email and to vote on action to be taken.
- Vandalism occurred on Halloween night: kids put tree limbs, leaves, and trash in pool. No response was received from the email notice sent out to the association membership. Pool light blinded the camera pointing at the gate preventing identification of vandals. The light will be adjusted enabling proper camera view after dark. Notice will be sent to the association.

OLD BUSINESS

- Job Descriptions: Geri Ray submitted draft of proposed changes to staff job descriptions. No additional discussion on the draft; addressed at previous meeting. David McClellan made a motion to approve the staff job description as proposed; Jerry Smitha seconded and all approved.

NEW BUSINESS

- Don Roach reported the River Park needs attention, proposing such items as doubling the size of the wooden tables, needing bags of concrete on steps going down to river, stabilization of slabs the tables sit on, and pathways need cleaning and clearing. Discussion followed regarding priorities. Don will join the LTCI to include this discussion among the longer term development considerations for presentation to the board.
- Geri Ray will be out of town during the December meeting and will call into the office to participate by phone. Jerry Smitha will be on TDY and absent from the December meeting.
- Association Annual Dues: continuing the previous discussion by the board about dues and fees, the board discussed the early payment discount that's been offered to members for the past few years. Given the work in progress for future association property development the board determined the discount should be eliminated. David McClellan made a motion to eliminate the early payment discount beginning with the dues collected for the 2015-16 year. Don Roach seconded and all approved.
 - General discussion regarding the consideration of future dues increases followed. If the Association had raised the annual dues as noted in bylaws the current rate would be about \$370. Past boards have not historically taken the action to raise the dues annual as allowed; however, some past board actions raised the dues in increments of \$10, \$15 in some years. All agreed to put this topic on the January agenda for action.

ADJOURNMENT

Don Roach motioned to adjourn the meeting at 8:00 P.M.; Jerry Smitha seconded and all approved.

Respectfully submitted,

Geri B. Ray
Secretary