

**RIVERMONT PROPERTY OWNERS ASSOCIATION
DEED RESTRICTIONS COMMITTEE MEETING
April 25, 2016**

MINUTES

ATTENDANCE

	ATTENDING	ABSENT W/ NOTICE	ABSENT W/O NOTICE		ATTENDING	ABSENT W/ NOTICE	ABSENT W/O NOTICE
Tony Pena, Chair		X		Glenn Lisso			X
Beatriz Berrios	X			Austin Matt	X		
Ezra Bunnell			X	Bobby May			X
Michael Clark			X	Kevin Medford			X
Janet Flikke	X			Chris Pourroy			X
Lisa Gould			X	Geri B. Ray	X		
Kelsie Lauderdale			X	Dan Sewell	X		

OTHERS ATTENDING

NAME	ROLE
Lorelei Mayer	Property Manager

Meeting was **CALLED TO ORDER** at 6:36 PM by Geri Ray, sitting in for Tony Pena, Chair.

MINUTES of the March 28, 2016, committee meeting were distributed to the board members in advance in the meeting. There being no corrections, a motion was made and seconded to approve the minutes presented. All approved.

REVIEW/DISCUSSION OF COMBINED DEED RESTRICTIONS

Following the initial committee discussion from the first meeting, Chair Pena prepared a document showing the three different sets of deed restrictions "laid over" each other with the differences between them notated. Following the highlights and notations the committee made the following additional notes:

TITLE: Currently shows Units 1-6. It was noted that it will be necessary to list each of the units in the final version; i.e. 1, 2, 3, 4, 5, 6

OPENING PARAGRAPH found only in Units 4, 5, 6: will remain for the combined document

COMBINED DOCUMENT will need to have some definition clarifications added and then "labels" revised where needed throughout in order to be consistent and specific in each reference; e.g., "Seller" is the RPOA; Grantee/seller is the same and identifies the property owner selling/transferring the property to new owner; Grantor/buyer is the same and identifies the person taking ownership of the property; etc. Definitions need to include crosswalk where more than one term is used for the same definition.

01. Need to insert "Unit 6" before Block 28 and before Block 30

07. Discussion to eliminate this prohibition; however, need to discuss further and consider writing language in new deed restrictions that puts some size and/or other limitations for For Sale signage to be erected without seeking approval from RPOA.

15. Statement will remain in combined document; the transfer fee cited needs to be updated to match current rate of \$200. May be wise to consider revision of language to be something of the effect - transfer and other fees to be paid in accordance with RPOA fee schedule in effect at the time of transfer or assignment of contract. Using more “generic” language would prevent the necessity of revising the deed restrictions whenever a fee change might occur.

INCORPORATION OF DEED RESOLUTION DOCUMENTATION

The committee began this part of the discussion with the reminder that while we want to have deed restrictions that help protect the value of our neighborhood and members’ property, we also want to be as unrestrictive as reasonably possible.

Rain Barrel Installation (A-3): The committee recommends seeking comments and input from the RPOA Board’s Plans, Zoning, and Restrictions Committee. All recognized that water conservation efforts are critical to our area. We need to be forward thinking about this issue while allowing flexibility for the property owners.

Display of Religious Items (A-4): Committee suggests removing #3 at a minimum, but prefers to recommend elimination of Exhibit A-4 in its entirety.

Roofing Materials (A-6): Committee recommends removing Exhibit A-6 in its entirety.

Installation of Solar Panels (A-7): The committee recommends seeking comments and input from the RPOA Board’s Plans, Zoning, and Restrictions Committee. All recognized that utility efficiency efforts are critical to homeowners. We need to be forward thinking about this issue while allowing flexibility for the property owners.

Flag Poles and Display of Flags (A-8): Committee recommends removing Exhibit A-8 in its entirety.

ADJOURNMENT

Having run out of time to move further through the agenda the meeting was adjourned before covering Agenda items #5 and #6.

Respectfully submitted,

Geri B. Ray
RPOA Board Secretary