

RIVERMONT PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING
June 5, 2016

MINUTES.v2

Meeting was **CALLED TO ORDER** at 10:00 AM by President Bobby May.

Newly elected board members Diana Byrum, John Nowak and Heath Renfrow were introduced to the membership. Exiting board member Jerry Smitha was thanked for his service. With the election of new and returning board members the RPOA board is filled according to the bylaws.

PARKS CONSTRUCTION AND REPAIRS were reported by President May. Discussion covered the damage done to the River and Pavilion parks over the last year and the subsequent repairs. Repairs to be made to and around the retention ponds at the Pavilion Park are yet to be finalized and implemented. Evident to those in attendance, Mr. May pointed out the new playground equipment installed next to the pavilion, replacing that which had deteriorated and broken making it unsafe for children.

DEED RESTRICTIONS COMMITTEE started its work in early 2016. Current deed restrictions are being reviewed and proposed revisions will be submitted to the membership for review and action prior to the 2017 Annual Meeting. The attorney used by the RPOA board serves as an advisor to the committee and she will provide legal input to the draft revisions before they are submitted to the membership. The committee is making efforts to limit the restrictions placed on property owners and property while considering property values. The meetings are open to all property members and notice of same is posted to the website.

FINANCIAL REPORT was delivered by Treasurer David McCaffery. He noted that only 2 line items are over budget, primarily the maintenance and repair lines due to the repairs made to the River and Pavilion parks. RPOA remains financially healthy. The 2016-17 budget was distributed to the membership in the Annual Meeting mailing; questions were asked and answered about the salary, legal and fees, and revenue lines. The explanation around a balanced budget was also given in response to a question. A request was made by the membership that the end of the year financials be emailed to the membership. Dave Thomasson made a motion to approve the 2016-17 budget as proposed; Ray Yarnold seconded, and all approved.

LONG TERM CAPITAL IMPROVEMENTS COMMITTEE REPORT was given by President Bobby May. He explained that with almost 2 years of research, planning, and acquiring bids which reflected a minimum of \$250,000, the Board has recognized that an expansion of the existing pool is not realistic in the near-term. Discussion of other options is still underway; e.g. splash pad ranging from \$54,000-75,000; outdoor pavilion at the River Park around \$40,000. The membership proceeded to discuss design and renderings, the River Park damage over the last year plus, and the value of the additions. Any proposed action will be submitted to the full membership before the board would take this kind of action and expenditure.

A question raised about whether any portion of Rivermont is being incorporated into Spring Branch or the Bulverde ETJ. Members were also reminded of last year's discussion around Canyon Lake Water and the feasibility of it being brought into Rivermont. The necessary MUD and funding is not feasible for property owners at this time.

ADJOURNMENT

There being no further questions or business the meeting was adjourned at 10:36 AM.

Respectfully submitted,

Geri B. Ray
Secretary