

**RIVERMONT PROPERTY OWNERS ASSOCIATION
BOARD MEETING
July 13, 2016**

MINUTES

ATTENDANCE

	ATTENDING	ABSENT W/ NOTICE	ABSENT W/O NOTICE		ATTENDING	ABSENT W/ NOTICE	ABSENT W/O NOTICE
Robert May, Pres	X			David McCaffery, VP	X		
Geri Ray, Sec	X			Diana Byrum, Treas		X	
Ezra Bunnell	X			John Nowak	X		
Heath Renfrow	X			Jeff Stief	X		
Dave Thomasson	X						

OTHERS ATTENDING

NAME	ROLE

Meeting was **CALLED TO ORDER** at 7:04 PM by President Bobby May. Board members introduced themselves.

MINUTES of the June meeting were distributed previously. Some replies to the emailed minutes were sent and Geri Ray corrected the spelling, names, and other notes in advance and resent the corrected version. Action for review and approval is based on the corrected version. There being no need for further changes John Nowak made a motion to approve the minutes. David McCaffery seconded and all approved.

FINANCIAL REPORT was reviewed by David McCaffery, past treasurer and in new treasurer, Diana Byrum's absence. In order to provide some orientation for new board members, David McCaffery reviewed the layout of the report and the association's bank accounts. The association is financially healthy; however, due to the costs of needed repairs and maintenance to the parks following last year's storms there is no excess funds available for the Board to move to the long term capital funds for future investment. New bank signature cards will be signed by the appropriate persons. John Nowak made a motion for approval, Heath Renfrow seconded and all approved.

STANDING COMMITTEE REPORTS

Plans, Zoning and Restrictions Committee: President May informed the membership of the purpose of the committee. Bobby May and David McCaffery will remain on the committee and new member, John Nowak, also volunteered for committee membership.

Bylaws/Legal Committee: Geri Ray will remain the lead for the Bylaws/Legal Committee. While not necessary to gather additional committee volunteers at this time, Ms. Ray will seek additional members to join the committee this year. Given the work being done by the Deed Restrictions Committee, Ms. Ray noted the bylaws should also be reviewed for potential changes. This work will be initiated following the work completion of the Deed Restrictions Committee and with their recommendations for changes. The timeline is likely to be in Q1 of 2017, which will allow for review time by the board in advance of the requirement to print and enclose in the Annual Meeting property owner mailing.

AD HOC COMMITTEES REPORTS

Long Term Capital Improvement Committee: President May informed new members of the purpose and recent history of the LTCI committee and the necessary near-term work in mind. Under current consideration is the purchase and installation of a splash pad. Bobby shared the information of the three bids previously obtained and the price range of \$44,000 - \$75,000 across the bids. If the Board decides it wants to move forward with such a purchase, it will be shared with the association along with our recommendation and seeking the property owners vote yes or no. Open questions yet to be addressed and need to be answered before making any final decisions and sharing with the property owners include insurance and maintenance.

The committee and board will take action next month to put together a plan document to submit to the property owners. The board needs to decide whether any options at the River Park such as the picnic deck will be included in the voting solicitation to property owners.

Members of the board volunteering and being assigned to the committee are Heath Renfrow, Bobby May, Dave Thomasson, and John Nowak.

Deed Restrictions Committee: President May informed new members of the purpose and recent history of the Deed Restrictions committee and the necessary near-term work assignment to complete. Geri Ray will remain on the committee. All board members are welcome to attend any meetings of the committee, but unless someone wants to specifically volunteer to be a board representative on the committee additional members to the committee are not being sought.

MAINTENANCE REPORT

Jeff Stief and Bobby May reported that the newly asphalted area of the River Park is damaged. Property Manager Lorelei Mayer has been working with the company to make the necessary repairs. The work effort will be watched by staff or board volunteers to ensure the work is done correctly or we will take necessary action to ensure the work is redone.

Bobby May will work with Ms. Mayer to get an engineer's report on the holding ponds to determine what repairs or demolition can/need to be done and present to the Board as soon as possible.

There was no other **UNFINISHED** or **NEW BUSINESS**

ADJOURNMENT

There being no further questions or business the meeting was adjourned at 7:51 PM.

Respectfully submitted,

Geri B. Ray
Secretary