

**RIVERMONT PROPERTY OWNERS ASSOCIATION
BOARD MEETING
September 14, 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
Lorelei Mayer	Property Manager

Meeting was **CALLED TO ORDER** at 7:06 PM by President Bobby May. The Pledge of Alliance and an invocation were led by Mr. May.

MINUTES for the August meeting were distributed in advance. There being no questions they were accepted as presented.

FINANCIAL REPORT was reviewed by Lorelei Mayer. She noted the maintenance line includes the cost for the new A/C in the office. Diana Byrum is recommending a format change for easier readability: presenting summary as done for the annual meeting and as shown on this report. Mrs. Mayer shared information on contractor's and other deposits. David McCaffery made a motion to approve; Ezra Bunnell seconded and all approved.

STANDING COMMITTEE REPORTS

Plans, Zoning and Restrictions Committee: There are some plans to review after the meeting.

Bylaws/Legal Committee: Lorelei has spoken with two potential attorneys to replace the RPOA's attorney. While both strong, Kristen Quinney (sp?) has specific POA experience and currently does this for a POA in New Braunfels. Both would charge \$200 per hour and bill as work is done. Dave Thomasson motioned we contract with Ms. Quinney and pay the \$200 retainer. Ezra Bunnell seconded and all approved.

AD HOC COMMITTEES REPORTS

Long Term Capital Improvement Committee: Lorelei Mayer has researched information on a play structure for the Pool Park. The company we purchased from for the Pavilion Park currently has some structures on End of the Year Sale and free shipping. They don't, however, include any swings. Discussion followed regarding swings, ground base/cover, covers, and age level structures. Mrs. Mayer will bring additional information back to the board.

Deed Restrictions Committee: Work is continuing by the committee.

MAINTENANCE REPORT

Tennis Court net is decaying; Lorelei Mayer has found a standard tournament style online for \$152. Lounge chairs by the pool: last time repairs or replacement were needed we purchased new covers and Shorty put them on. Mrs. Mayer's research for replacement chairs at Mr. May's request uncovered the following: Lowe's has similar chairs at \$198 each, Peachtree sells two for \$700, and Costco sells four at \$900. If we go with Cover Girl (out of Canyon Lake) again for new covers, they are \$110 each and we need 16. John Nowak made the motion to purchase the 16 covers for \$110 each and have Shorty put them on; David McCaffery seconded and the motion passed.

We're waiting on a report from GeoSource with recommendations of what we can do regarding the erosion problem at the River Park. His report will offer suggestions of what we can do ourselves and for little cost.

No new information on the retention ponds at the Pavilion Park. Mrs. Mayer will get quotes for the work to clear up the hazard and fill in.

UNFINISHED BUSINESS

Park Rules: Mr. Nowak asked whether we've considered putting a cap on the number of members/guests that can be allowed in certain areas of the different parks. Bobby May, John Nowak, and Jeff Stief previously volunteered to review the rules and bring suggestions back to the Board. They will complete this work for the next board meeting.

NEW BUSINESS

The question of allowing renters access to the parks was put forth by a property owner. Mrs. Mayer reminded the board of our current rules regarding additional deposits and fees for property owners to allow their adult children to have keys and access. If considered to open to renters, the same fees should be charged. Discussion followed with points made on both sides of the issue. No action to change the current rules was taken during the meeting.

Mrs. Mayer noted the lights in the pool are working; she will get a company in for repair/replacement.

ADJOURNMENT

There being no further questions or business the meeting was adjourned at 8:06 PM.

Respectfully submitted,

Geri B. Ray
Secretary