

**RIVERMONT PROPERTY OWNERS ASSOCIATION
BOARD MEETING
October 12, 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 (by ph)			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.

MINUTES for the previous meeting were tabled till next month.

FINANCIAL REPORT was reviewed by treasurer Diana Byrum with Lorelei Mayer. As a result of conducting a review of the year to date along with Mrs. Mayer, Ms. Byrum has some questions about some accounting notes. They are following up with our contracted accountant. David McCaffery made a motion to approve; Dave Thomasson seconded and all approved.

STANDING COMMITTEE REPORTS

Plans, Zoning and Restrictions Committee: A couple of builders are past due on construction and paying for extensions.

Bylaws/Legal Committee: Bylaws committee will start up till after the new year.

AD HOC COMMITTEES REPORTS

Long Term Capital Improvement Committee: Report from Heath Renfrow has not come in; Bobby May will follow up.

Deed Restrictions Committee: Work is continuing by the committee. We have a new attorney for the RPOA and the committee's final recommendations will need to go to her for review while also being reviewed in comparison to the bylaws after the first of the year. From there a report with any recommendations for changes will need to be sent out to all property owners.

MAINTENANCE REPORT

River Park: Discussion of additional camera for placement at gate as a nearby property owner has complained about issues and Lorelei gets regular calls informing her that people continue to leave gate open. Biggest issue necessary to post it for view. Lorelei has provided the nearby property owner with Bobby's contact info and

invited him to attend a board meeting to discuss. Another property owner calls regularly for a similar situation at the pool park. Mr. May will let the property owners know they are welcome to install their own cameras and share any reports with the board of office; in turn the security firm will be notified.

Pavilion Park: The tennis court fence is falling down and is potentially hazardous at this time. Bid is \$7,696 from company which did previous work for RPOA. Mrs. Mayer will seek 1-2 additional bids. The posts are fine and do not need replacing.

We have two very different bids for the retention ponds. JCN Construction bid to push soil in and partially fill for \$7,600 and Sauer Construction bid \$29,000 to push soil in whereby the natural creek bed will remain in both ponds. Sauer Construction also said we have to get permission from Comal County and an engineer will be required. Sauer bid \$25,000 to repair the ponds and spillway; JCN bid \$6,000 to repair just the spillway. Mrs. Mayer will contact the county to learn if permission and an engineer's report are required. Jeff will attempt to secure one more bid.

Board previously asked Mrs. Mayer to get a bid for a cover structure to be placed over the playground equipment. Price is between \$15,000 and \$17,000.

Pool Park: Based on the playground structure installed at the Pavilion Park earlier this year and adding a swing would be \$23,000 turnkey. The swing is \$10,800.

There was no other **UNFINISHED** BUSINESS

NEW BUSINESS

A potential property owner reached out to the office recently noting she operates an animal rescue business and wanted to know whether this can be done on the property being considered for purchase. Discussion concluded this a operating a business on the property and therefore violates the current restrictions. Board asked Mrs. Mayer to inform person making the request.

ADJOURNMENT

There being no further questions or business the meeting was adjourned at 7:56 PM.

Respectfully submitted,

Geri B. Ray
Secretary