

**RIVERMONT PROPERTY OWNERS ASSOCIATION
BOARD MEETING
January 11, 2017**

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 6:59 PM by President Bobby May.

John Nowak submitted his resignation for personal reasons from the Board via email today. Bobby May accepted his resignation. President May will also contact Heath Renfrow to find out if he plans to remain on the board.

MINUTES from the November meeting were tabled till next month.

FINANCIAL REPORT was reviewed by Lorelei Mayer in the Treasurer's absence. Expenditures reflect the repair of the tennis court and all pool chairs were recovered. All other expenses typical for the time period. Ms. Bynum asked via email that the discussion about potentially changing our bookkeeping firm be tabled till next month when she is present. David McCaffery made a motion to approve; Geri Ray seconded and all approved.

Mrs. Mayer reported that Diana Byrum went into Blanco Bank and moved \$100,000 of our funds out of one account and into a CD. This was done without any discussion or approval with board membprs. The interest erate on the CD is lower than with the super checking account the funds were in. Discussion led to the decision that the transaction will be canceled; no authorizing forms for the CD have been signed by the board President or Secretary at this time.

Sonora Bank charged us a commercial account fee for the first time noting it will be \$10 per month. Discussion led to the motion being made to move our Sonora account into a money market account so no fees will be incurred. We can still write up to 6 checks per month on the money market account.

Jeff Stief made a motion to remove Diana Byrum from the authority granted to the Treasurer on behalf of the board until recent actions can be addressed and resolved with her. Ezra Bunnell seconded. The motion passed with a vote of 4 to 1.

STANDING COMMITTEE REPORTS

Plans, Zoning and Restrictions Committee: There are some plans in house to be reviewed by the committee; no need for board discussion or action.

Bylaws/Legal Committee: Bylaws committee will start up soon upon receipt of proposed deed restrictions changes from the committee and our attorney's review and comments.

AD HOC COMMITTEES REPORTS

Long Term Capital Improvement Committee: Information on recent repairs was reported earlier during financial report. Quotes and information was previously shared with the board in earlier meetings and via email; will seek to make decision at the February meeting.

As requested by the board, Mrs. Mayer reported that she did confirm we are required to get an engineering study and a county permit in order to fill in the retaining ponds at the Pavilion Park. Geri Ray made a motion to get at least 2 bids for the engineering study including one from M&S Engineering; Jeff Stief seconded and all approved.

Deed Restrictions Committee: Work completed. We have a new attorney for the RPOA and the committee's final recommendations will go to her for review. Upon receipt of her comments, further revision to the draft made also be made. Geri will initiate review in comparison to the bylaws at that time. From there a report with any recommendations for changes will need to be sent out to all property owners along with the annual meeting mailer.

MAINTENANCE REPORT

Pool Park: Mrs. Mayer asked about the feasibility to get a shut off valve installed on the water line so when water to pool needs to be shut off the water won't be shut off to the office when not necessary. Anticipating doing so would cost less than the President's discretionary spending allowance, this will be managed by President May with Mrs. Mayer.

River Park: A member caught kids in the River Park and it appeared they climbed in where the fence was damaged by flooding last year and is still partially down. The board discussed and authorized Mrs. Mayer to seek competing bids for repair.

UNFINISHED BUSINESS

President May reported work on the revised pool rules will be completed over the next few months.

NEW BUSINESS

A property owner has requested the board take action regarding the use of drones in the parks. Ms. Ray spoke with an attorney outside of the association to just inquire and was informed that there are already laws about this. While a controversial topic these days, advice from the attorney was that the board should stay away from any rulemaking on this topic at this time and if property owners have a situation, they contact the sheriff's office for support.

Another property owner requested authorization to have a raised vegetable garden on their lot other than the one which the house sits on. Discussion led to board not taking formal action.

ADJOURNMENT

There being no further questions or business the meeting was adjourned at 7:53 PM.

Respectfully submitted,

Geri B. Ray
Secretary