

RIVERMONT PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING
June 3, 2017

MINUTES

Meeting was **CALLED TO ORDER** at 10:02 AM by President Bobby May.

Newly elected board members Gerald Cosgrove and Michaelangelo Gonzales were welcomed to the board and thanked for volunteering to serve. Jeff Stief and Dave Thomasson were elected to serve another term. President May thanked all the current and outgoing board members for their service over the past year. With the results of the paper ballot election, board membership now sits at 8; the bylaws allows for 7-9 members.

General discussion on several items informing the membership of work completed and work in progress occurred.

- Beginning with thanking the volunteer committee members, Geri Ray reported on the work by the Deed Restrictions Committee lead by Tony Pena, Chair. She reminded the membership of the recruitment of volunteers to serve, the forming of and charge to the committee. With knowledge of the neighborhood's needs, input from property owners and consideration of state laws passed and the difference in time since the development of the deed restrictions, the committee worked to propose revisions to the current deed restrictions. Consultation with the RPOA was sought as needed during the process. The final version of the proposed changes is currently with the attorney for final review. The initial purpose of the revision was to draw consistency across the three different sets of deed restrictions and end up with one set for all six units across the development. It is the goal of the committee and board to send out a written proposal for the revised deed restrictions by the end of June. A town hall meeting to discuss the proposal and answer questions has been tentatively scheduled for Saturday morning, July 15. Voting on the proposal will be done via mail-in ballot during the month of July. Questions about the proposed changes may also be emailed to the RPOA and together with any discussion at the town hall meeting, the questions and answers will be written up and posted to the RPOA website for all to review.
- President May reported on some of the work in progress. The board is still working to address the damage done to the retention ponds at the Pavilion Park. The ponds have not held water for many years. Comal County very recently informed the board that the ponds could be pushed/filled in provided an impact study is prepared by an engineering company certifying no downstream negative results. Decision to fill in the ponds or repair the damage to keep them will include consideration of cost bids for immediate work and long-term maintenance of either option.
- We now have a community Safety Committee and together with the board, we are continuing to address needs in the common areas. Feasibility of security cameras at the River Park and updates at the Pavilion Park is being researched.
- Don Roach asked about the new decks at the River Park and recommended deck coating be applied. The great idea will be submitted to the new board to address.
- The current board will also forward to the next board, the plans initiated for potential updates of the bathrooms at the Pavilion and Pool parks. Specs have been written up for the potential work and will be put out for bid.

PROPOSED BUDGET was mailed out to the membership in advance. President May asked if there were any questions. There being none Sam Shelton made a motion to approve the 2017-18 budget as proposed; Don Roach seconded, and all approved.

Another member shared the information that the City of Bulverde recently contracted with a single provider for trash collection and was successful in negotiating a rate that was measurably lower than the rates previously charged by different collectors. He suggested our board research the feasibility of doing something similar for Rivermont provided the membership would agree. This suggestion will also go forward to the next board for action.

ADJOURNMENT

There being no further questions or business the meeting was adjourned at 10:28 AM.

Respectfully submitted,

Geri B. Ray
Secretary