

**RIVERMONT PROPERTY OWNERS ASSOCIATION  
BOARD MEETING  
June 14, 2017**

**MINUTES**

**ATTENDANCE**

	ATTENDING	ABSENT W/ NOTICE	ABSENT W/O NOTICE		ATTENDING	ABSENT W/ NOTICE	ABSENT W/O NOTICE
Robert May, Pres	X			Tony Pena		X	
David McCaffery, VP	X			Jeff Stief	X		
Geri Ray, Sec	X			Dave Thomasson	X		
Gerald Cosgrove	X			Dianna Yates			X
Michaelangelo Gonzales	X						

**OTHERS ATTENDING**

NAME	ROLE
Lorelei Mayer	Property Manager
Stephanie Cosgrove	Chair, Safety Committee and Property Owner
Annabelle Gonzales and Lillianna Gonzales	Property Owners
Ezra Bunnell	Property Owner

Meeting was **CALLED TO ORDER** at 7:00 PM by 2016-17 President Bobby May. President May welcomed the new board members and guests present. Introductions were made around the room.

**MINUTES** from the June 3<sup>rd</sup> board meeting and Annual Meeting were distributed in advance of the meeting. Geri Ray reminded board members that the May minutes were distributed following the board meeting and were approved via email. No corrections or questions for the two June meetings minutes being made, both stand approved as presented.

**FINANCIAL REPORT** was given by Lorelei Mayer. The report for the end of May reflects the fiscal year end for the association. At year end the report reflects we were slightly over budget on payroll – a result of additional maintenance time being needed for mowing, etc with the good late winter and spring rains – and on janitorial supplies – primarily for the pool for the same reason. In response to the question raised during a previous meeting regarding the difference between the report prepared for the board and the CPA’s report, Mrs. Mayer reminded the board of the layout and purposes of the reports. The summary report prepared for the board is just that – a summary – and is basically a cash report showing the income and expenses for the month; the format is one long used by the association boards with slight modification to line item detail over the years. The CPA prepares the needed and detailed P&L/GL. In some cases line items don’t match between the reports because allocations may be made to different line items and in other cases because the CPA sometimes backs income out of expense lines; e.g. backs fees paid in out of a related expense line item. In the case of the \$11,000 question raised during the May board meeting, Mrs. Mayer provided the board with the four expenses in the maintenance line that made up the difference, including such things as A/C repair and purchase of new weed eater. Geri Ray made a motion to approve the report; Jeff Stief seconded the motion and all approved.

**2017-18 OFFICER ELECTIONS**

Geri Ray informed/reminded those present that the Board met immediately following the Annual Meeting in accordance with the by-laws, but due to member absences it was decided at the time to delay the officer elections till the June 14<sup>th</sup> board meeting.

Geri Ray nominated Jeff Stief for the position of president. Agreeing to the nomination, Mr. Stief's name was placed into nomination for President. David McCaffery seconded the motion. No other names were submitted for nomination. Mr. Stief was reelected to the Office of President by acclamation.

Bobby May nominated David McCaffery for the position of vice-president. Agreeing to the nomination, Mr. McCaffery's name was placed into nomination for Vice-President. Jeff Stief seconded the motion. No other names were submitted for nomination. Mr. McCaffery was reelected to the Office of Vice-President by acclamation.

David McCaffery nominated Geri Ray for the position of secretary. Agreeing to the nomination, Ms. Ray's name was placed into nomination for Secretary. Bobby May seconded the motion. No other names were submitted for nomination. Ms. Ray was reelected to the Office of Secretary by acclamation.

Geri Ray nominated Bobby May for the position of treasurer. Agreeing to the nomination, Mr. May's name was placed into nomination for Treasurer. David McCaffery seconded the motion. No other names were submitted for nomination. Mr. May was reelected to the Office of Treasurer by acclamation.

Secretary Ray affirmed the elections, reminding all that the newly elected officers assume their positions immediately and with that, the authority that goes with each position is in effect immediately. The minutes for this meeting will be printed, signed by the secretary and provided to the banks where accounts are kept in order to effect preparation of new signatory cards.

#### **STANDING COMMITTEE ASSIGNMENTS**

**Plans, Zoning and Restrictions Committee:** President Stief provided a short statement on the role of the P,Z&R Committee. Current members are Bobby May, Gerald Cosgrove and Dave Thomasson. Each affirmed their desire to remain on the committee. No additional members were added at this time.

**Bylaws/Legal Committee:** Geri Ray provided a brief description of the charge to the committee, noting that work of the committee will commence following the upcoming review and potential approval of proposed changes to the deed restrictions. Ms. Ray also noted that volunteers were recently sought for this work and stand ready to conduct any needed review. Mrs. Mayer reminded the board that during the wrap-up of the Deed Restrictions Committee work, Tony Pena volunteered to continue the work and assume chairmanship of the Bylaws Committee this year.

#### **AD HOC COMMITTEES REPORTS**

**Long Term Capital Improvement Committee:** President Stief posed the question for the ongoing need of the LTCI Committee given the committee has not met in more than a year and the work previously initiated by the committee has moved under maintenance discussions and planning. Bobby May made a motion to eliminate the LTCI ad hoc committee; Geri Ray seconded. Discussion followed and all approved. Mr. Stief asked Ezra Bunnell to assist him with the ongoing need for drafting of specifications, developing plans, seeking bids, etc. to present to the Board as needed for review, discussion and action.

**Safety Committee:** Discussion of the need for ad hoc committees flowed over to the safety committee. Given the formalized effort for a safety committee, Ms. Ray noted the President can make this a standing committee. The action was taken to do so.

Stephanie Cosgrove reported on the research for and price of neighborhood watch signs (\$45 for the large size) to be posted within Rivermont. Following discussion with Mrs. Mayer, Mrs. Cosgrove is recommending the

board acquire 4 signs. Mrs. Cosgrove also reported on the NextDoor Rivermont emails and follow-up with property owners regarding the theft of mail. This is not an area of authority for the board and property owners are being encouraged to contact the sheriff's office and USPS. Geri Ray made a motion to approve up to \$200 for the purchase and installation of the 4 neighborhood signs recommended by Mrs. Cosgrove. David McCaffery seconded and all approved.

Mrs. Mayer reported on the additional research done to determine feasibility of installing security cameras at the River Park. Electricity remaining the biggest challenge, PEC has informed us that we cannot put a meter loop on its pole or run electricity from their pole. Alternative is to have an electrician install new poles both outside and inside the park and install the loop on the new pole; permission from a property owner will be needed to install outside park pole on their property easement. A call has been made to GVTC to discuss service availability and potential costs; appointment has not yet been scheduled by GVTC.

### **MAINTENANCE REPORT**

General discussion included several maintenance issues to be addressed by the board in the near term:

- Asphalt in the parks – Lorelei/Shorty will mark the areas to be filled/repared and get bids for the work
- Retention ponds – At point of getting bids for removal vs. repair
- Pavilion and River Parks bathroom facilities – Jeff Stief drafted specs and gave to Mrs. Mayer at the Annual Meeting to begin putting out for bid.

Gerald Cosgrove asked about Mr. Stief's comment from a previous meeting stating we should have had a curb poured around the drive down/drop-off area at the River park. We do have other options at this time including putting back in the posts that had cable running through them. The need is to prevent vehicles – other than our own maintenance equipment – from driving off the paved area. Removeable bollards might also serve our needs.

### **UNFINISHED AND NEW BUSINESS**

None

### **ADJOURNMENT**

There being no further business the board meeting was adjourned at 8:07 PM by President Jeff Stief.

Respectfully submitted,

Geri B. Ray  
Secretary