

**RIVERMONT PROPERTY OWNERS ASSOCIATION
BOARD MEETING
August 10, 2017**

MINUTES

ATTENDANCE

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

OTHERS ATTENDING

NAME	ROLE
Lorelei Mayer	Property Manager
Stephanie Cosgrove	Chair, Safety Committee and Property Owner
Ezra Bunnell	
Gay Smitha	Property Owner
Dan Sewell	Property Owner
Robert Herrera	Property Owner
Hattie, Angela and Paul Bandy	Property Owners
Linda Patterson	Property Owner
Chris Kostrzewa	Property Owner
Leigh and Mark Fisher	Property Owners
David Vormelker	Property Owner
Chris Pourroy	Property Owner
Plus others who did not sign in	

Meeting was **CALLED TO ORDER** at 7.00 PM by President Jeff Stief. President Stief welcomed board members and guests present. Introductions were made around the room.

MINUTES from the July 12th board meeting were distributed. Gerald Cosgrove wants the text related to the deed restrictions shown in the P,Z&R section moved to the deed restrictions section. Mr. Cosgrove made a motion to do so; some discussion followed. Bobby May seconded and minutes were approved as corrected.

FINANCIAL REPORT was given by Treasurer Bobby May. Mr. May noted that an additional \$111.70 in interest was earned that is not yet reflected in the report but will be added. He also noted that the report reflects the expenses approved for the deed restrictions mailing, however, those expenses were not previously included in budget planning. Printing was over \$2,300 and postage costs were also reflected. Mr. May noted that following capital account for future needs. That amount is \$29,299.95. Bobby made a motion to approve the report and funds transfer; Dave Thomasson seconded the motion and all approved.

STANDING COMMITTEE REPORTS

Plans, Zoning and Restrictions Committee: Several plans have been submitted over the last couple of weeks and have gone through the committee for review and approval. Dianna Yates pointed out that the bylaws require board approval of all the plans submitted. It was noted this could mean as much as a month delay in

approving plans submitted in the future by property owners. The question was raised whether this could be done via email and members were reminded that in order to take action via email, the topic/issue must already be in process and the board agreeing that a vote can be taken via email to finalize action. Discussion followed. Bobby May made a motion for a board resolution that if plans are submitted within 14 days following a board meeting they can be approved by email; if submitted after that timeframe the plans approval would wait till the next board meeting. David Thomasson seconded. Discussion of pros and cons continued. The vote resulted with 3 ayes, 2 nays, so it passed.

Safety Committee: Chair Stephanie Cosgrove reminded the board of the plan to install some neighborhood watch signs. She has found a cheaper source than previously reported and is in process of ordering. She's spoken with the county and if budgeted they could be adding additional speed signs in our neighborhood as part of 2018 improvements. The county no longer provides/installs signs such as caution children at play.

Lorelei Mayer report a new no trespassing sign replacing the very faded one at the River Park "For Owners Only" is going to be installed. Four more of the same size signs and poles can be purchased and installed at the parks for \$571.52. Our security company has asked whether we want to add an additional weekend of coverage for the weekend following Labor Day weekend; they are putting together their schedule. Security coverage has ended with Labor Day weekend in the past. Dianna Yates made a motion to end coverage with Labor Day weekend as scheduled; Bobby May seconded and all approved.

Conversation moved in the topic of security cameras for the parks. Mrs. Mayer reported that a representative for GVTC gave her a quote for monthly wifi service for all the parks of \$250 per month. The representative said they cannot provide a quote for the needed construction unless an order is placed for such construction allowing GVTC to send out an engineer to draw up plans and produce quote. The order is place without obligation and RPOA can decide to proceed or not once the quote is received. Other costs will be about \$9,000 for the new cameras and \$9,500 for the 2 poles and electrical work. A property owner present stated he could provide information on another camera security system for the board to consider.

Dianna Yates made a motion to purchase the four additional members only signs for the parks; Dave Thomasson seconded, all approved.

Bylaws/Legal Committee: Jeff Stief informed the board that 2 lien actions were cleared today.

MAINTENANCE REPORT

Bids are coming in for different proposed repairs and projects. Some were reported last month and additional bids are still expected so the board will wait for all to be received and then determine priority based on need and funds.

- Two bids for wrought iron fencing around the pool were received. One is for \$19,500 and the other for \$13,793. Pictures were shared with the board.
- Steps at the River Park: one company, Master Care, has submitted a bid for limestone work at \$32,600 and another has submitted a bid to replace the existing railroad ties for \$15,700.

Mr. Stief prepares specs for some of the projects and these are sent out so bids can be sought allowing the board to be able to compare similar jobs. In other cases, such as the River Park steps, Mr. Stief or Mrs. Mayer meet with the bidding entity at the particular site, discuss options, and tell the bidder what type of proposal we are seeking. Discussion followed and a property owner asked about posting/sharing the specs in the event owners know someone who might bid on the work. It was agreed that a general notice of seeking bids for a certain project would be posted and if desired, a property owner could share with a vendor and tell them to contact the POA office if interested.

Mrs. Mayer reported that her computer monitor is going out. Mr. Stief, operating within his authority, authorized replacement.

Website: Mrs. Mayer has a bid of \$950 to redesign the site plus \$12 per year for registry and \$5 per month for maintenance. An additional bid will be sought.

UNFINISHED BUSINESS

Deed Restrictions: Vote failed because we didn't get enough votes to either renew as they currently exist or approve proposed changes. Discussion led to forming new committee and finding a way to use technology for voting electronically. Sign-up sheet for committee volunteers was passed around. Mr. Stief reminded those volunteering that the committee must have a chairman, a secretary, must post notice of its meetings, and report to the board. Discussion continued. [REDACTED] made a motion to kill the previous proposed deed restrictions, set up a new committee to start over; Bobby May seconded. All approved and further discussion continued.

NEW BUSINESS

A property owner has communicated with Bobby May via social media asking if the board meeting could be rotated on different days each month giving more owners the opportunity to attend. Conversation of recent change to second Thursdays occurred; was noted that any date would never work for everyone and that being consistent generally works better.

An attending property owner brought up the topic of age restrictions at pool. Discussion followed and Bobby May admitted that the board has planned for review and revisions of pool rules for the last couple of years, but has not yet been accomplished. Some property owners feel renters should have access to the parks; others disagree.

Chris Pourroy asked if Board positions are currently full. Response was yes, max 9 positions currently filled. Discussion of under what circumstances a board member can be appointed by board or must be elected by property owners followed.

ADJOURNMENT

There being no further public business the board meeting was adjourned at 8:45 PM by President Jeff Stief and the board went into Executive Session.

Respectfully submitted,

Geri B. Ray
Secretary