

**Rivermont Property Owners Association
Board Meeting
December 14, 2017**

MINUTES

ATTENDANCE

	Present	Absent with Notice	Absent without Notice		Present	Absent with Notice	Absent without Notice
Jeff Stief, President	x			Tony Pena	x		
David McCaffery, VP	x			Dave Thomasson	x		
Bobby May, Treasurer	x			Dianna Yates	x		
Gerald Cosgrove	x			Michelle Wanders, Sec.	x		

Meeting was called to order at 7:00 PM by President Jeff Stief. Introductions were made.

Bobby May motioned to approve the November 16, 2017 minutes. Motion was seconded by David McCaffery and approved by the board.

FIANANCIAL REPORT

The financial report was given by Treasurer, Bobby May. Tony Pena requested clarification on what reimburseable deposits on line 10 included. Mr. May reported that reimburseable deposits were deposits put down by builders and extra dues paid by residents. Dianna Yates questioned the lack of expenditures on line 33 for office and printing supplies as well as line 36 for insurance. Mr. May reported that no supplies were purchased in the month of November and that our policy did not require a payment in November. David McCaffery motioned to approve the financial report. Tony Pena seconded the motion and all approved.

STANDING COMMITTEE REPORTS

Plans, Zoning and Restrictions Committee: Jeff Stief presented several plans requiring board approval.

1. 1431 Misty: The title company is requesting a variance for the garage that was built 10 feet into the easement. Bobby May motioned to approve the variance. Gerald Cosgrove seconded the motion and board approved.
2. 7101 Old Spring Branch Road: Variance requested for an addition the previous owner built that went 5 feet into the 10-foot easement. Bobby May motioned to approve the variance. Tony Pena seconded the motion and board approved.
3. 1140 Meadow Stream: Variance requested to allow the house to be built with a 40-foot set back instead of the required 50-foot set back due to the property being in a flood plain and the presence of a tree. David McCaffery made a motion to approve the variance. Dianna Yates seconded the motion and board approved unanimously.
4. 1223 Driftwood Ridge: PZ&R committee approved the addition of a shed to the property.

Dianna Yates discussed the need for builder accountability. Bobby May suggested that during New Business, the development of a committee be proposed to review builder contracts. Resident Don

Roach made a suggestion that the PZ&R committee be given permission to inspect a building site during new constructions.

Bylaws/Legal/Restriction Committee: Deed Restriction committee chair, Sam Shelton, reported on the committee's progress. A town hall was held on December 2, 2017 at the library. 18 residents were in attendance. Mr. Shelton informed the board that the majority of those in attendance appeared to be in favor of the proposed amendments. Residents voiced concern regarding how the term "structure" would be defined as well as how the location of a property's well would be regulated in the proposed amendments. Jeff Stief led a discussion on how the RPOA currently considers the well to be part of the utility easement; however, it would be prudent to include a well variance in the proposal as well as a variance for driveways. Mr. Shelton will be leading a phone conference with the POA attorney on December 20th to get legal questions answered. A final draft of the proposal will be finalized after the meeting with the attorney to be made available to the residents before the next town hall meeting. The Deed committee plans on hosting 2 more town halls at the library, dates and times TBD. A discussion developed regarding how to present the proposed deed restriction amendments to the community. The voting process needs to be described well and it needs to be made clear that the attached document is a proposal. Copies should also be made available in the office. Stephanie Cosgrove reported on electronic voting. The idea was well received during the town hall. Residents liked the ease of the process and that it was less expensive than paper. The electronic voting company can make it an itemized vote. Resident Janet Flikke raised concerns about email privacy and viruses.

MAINTENANCE REPORT

Jeff Stief reported on the progress of current improvement projects.

- The asphalt repairs have been delayed.
- Repairs to the bathrooms at the pavilion park are in progress.
- Repair of the dam at the pavilion park has received one bid for \$25,000. A survey crew will be out on the 15th. Hopefully there will be a plan by Christmas.
- Several bids have been received for repairing the steps at the river park.
 - 1) Southwest Texas Growers gave a \$14,000 bid to repair the railroad ties.
 - 2) Master Care provided a \$32,623 bid to repair the steps with limestone.
 - 3) Bankston Concrete put a bid in for \$48,840 to remove ties and pour concrete steps.
 - 4) AJ's Paving has put a bid in for \$38,750.
 - 5) ErnFlo Masonry put a bid in of \$5,500 per step.

The board discussed their options within the previously approved \$15,000 budget. It was concluded that ErnFlo Masonry would repair the easiest and hardest steps at \$5,500 per step.

The weed eater was stolen off of the maintenance trailer in the river park. Mr. Stief approved the weed eater to be replaced with less than \$250.

UNFINISHED BUSINESS

No unfinished business was discussed.

NEW BUSINESS

- A Builder Compliance Committee was created. Dave Thomasson will be the chair and Gerald Cosgrove will be a member. The committee will look at options to amend the builders' contract to improve accountability.
- The POA's attorney suggested that standards of conduct for board members should be created. These standards would include things like who a board member needs board approval to contact (i.e. CPA, lawyer), rules and expectations regarding dealing with vendors, etc. Tony Pena will chair the committee and Bobby May will be a member.
- Resident Janet Flikke discussed her disapproval of the removal of the word "designated" from the section in the proposed deed restrictions dealing with modular and manufactured homes.

ADJOURNMENT: Meeting was adjourned at 8:08 PM.

Submitted by Michelle Wanders, Secretary