

**Rivermont Property Owners Association
Board Meeting
January 10, 2019
MINUTES**

ATTENDANCE

NAME AND TITLE	ATTENDING	ABSENT W/ NOTICE	ABSENT W/O NOTICE	NAME AND TITLE	ATTENDING	ABSENT W/ NOTICE	ABSENT W/O NOTICE
Jeff Stief, Pres	X			Sam Shelton	X		
David McCaffery, Treas	X			Dave Thomasson	X		
Beatriz Berrios, Sec	X			Dianna Yates	X		
Tony Pena	X						
Dan Sewell	X						

OTHERS IN ATTENDANCE

NAME	TITLE
Lorelei Mayer	Property Manager
Anita	Homeowner

Meeting was **CALLED TO ORDER** at 7:03 PM by President Jeff Stief.

MINUTES approved from December 13th meeting. Tony to make motion to accept amended minutes. David M. to 2nd motion.

FINANCIAL REPORT: Diana question about \$78,600 collected from residents. Discussion on line 2, improvements. What have we spent RPOA funds on? Nothing yet. Answering questions about pending property improvements. Budget committee commences 60 days. Budget discussion about funds appropriated and unappropriated. What is a good estimate of how much we should have in reserves to replace damaged community property? Tony motion to accept financials. Diana to 2nd motion.

STANDING COMMITTEE REPORTS

Plans, Zoning and Restrictions Committee: 1 house approved. People are submitting plans forms. Review builders compliance form: cannot outright ban builders from building in community per attorney, but put verbiage on form stating board has right to deny builders based on previous bad builds. Table builder's compliance form.

Discussion: Chipper and tractor on vacant lot on winding river lane. Letter to property owner inquiring about the equipment. House on Guadalupe and shady cove. Guadalupe already had a letter sent. Shady cove is recent. People are living in an RV on properties. What does the board want to do?

Bylaws Committee: Diana: It consists of 3 sections. Motion by David to have minutes for bylaws. Counter motion by Diana to have minutes for all committees.

Meeting Saturday, had 1 person ask to be on committee. Move to executive session.

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EXECUTIVE SESSION:

Discussion with Diana about board behavior.

Builders Compliance Committee: Discussion on Contractors Contract. Positive feedback from board.

Standards of conduct: Tony provided Directors Code of Conduct. Discussion over document. Tony will try to reword or better define item number 8. Board is accepting to the code.

MAINTENANCE REPORT

- Plumbing at pool.
- Chuck quit . Shorty is filling in until we get a permanent maintenance guy.
- Security camera: Nest camera is the best security cameras. Face recognition. Must be hard wired. River park gate: \$1000, \$2000 if we have to trench it. Hard wired into DVR that's there now. Bus for security cameras for POA office. Camera at playground doesn't work. Other cameras are not very clear. Called Ballard guy.
- Extra security for holidays: Easter and spring break, we will have extra security.
- Hole at River Park: getting bigger. How should we fill it?
- Pool bathrooms: need motion to do pool bathrooms. Dave motion to spend no more than \$20,000 to redo pool bathrooms. David to second motion. Approved.
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UNFINISHED BUSINESS

- Table 3 has been removed, deck is still there-good condition.
- Septic is scheduled for end of January.
- Lorelei replacement: Keep in mind, using a POA management company will charge by the number of properties. Line 4 on budget will automatically go to management company. RPOA will not get to keep that money.
- Replace maintenance man.

NEW BUSINESS:

- Houses next to Rivermont park. No fence, do we need a fence? Do we fence gravel bar at river park. Dave makes a motion to pursue removing illegal fencing at river park and gravel bar.

ADJOURNMENT

8:37 PM, David motion to adjourn. Tony motion to second.