

**Rivermont Property Owners Association
Board Meeting
September 12, 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			Dan Sewell	X		
Tony Pena, VP	X			Sam Shelton	X		
Beatriz Berrios, Sec	X			Jim Curl			X
David McCaffery, Treas	X			Rachel Walsh	X		

OTHERS IN ATTENDANCE

NAME	TITLE
Michelle Patteson	Property Manager
Di Hellgren	Maintenance
Dave and Jean Thomasson	Zoning Committee Member /Property Owners

Meeting was **CALLED TO ORDER** at 7:07 PM by President Jeff Stief.

MINUTES: _____ motion to accept July minutes. _____ motion to 2nd approve July minutes.

FINANCIAL REPORT: Discussion on financials. Improvements line: Pg 2 “Less Turn Mower (6/19)” for \$916.93 line item needs review and correction as necessary. Sam motion to approve financials. Tony to 2nd approval of financials with corrections.

STANDING COMMITTEE REPORTS

Maintenance/Long Term Capital Improvement Committee: Di discussion on changing pool maintenance companies. Pool was green for 2 weeks. Tony motion to accept new company pool. Dan to 2nd motion.

Plans, Zoning and Restrictions Committee: Reviewing new plans: discussion.

Bylaws/Deeds Committee: Sam-no comments on bylaws so far. Need minutes for each meeting.

Builders Compliance Committee: Nothing new to report.

Standards of conduct: Nothing new to report. Table approval of Standards of conduct. Redistribute draft to new board members.

MAINTENANCE REPORT

- Pool is no longer green.
- Green screen placed on pool pergola.
- POA discusses wooden pergolas, decking and whether to repair or replace.

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UNFINISHED BUSINESS:

Credit card for property manager. President has \$500 limit. Board to approve anything over \$500. Reimbursement for website payment is still needed. ACH on website, but must charge extra fee. Vote yes for credit card: Sam 1st to motion. Dan to 2nd motion with \$500 limit on credit card. Dave nay. Safe needed for credit card.

NEW BUSINESS:

- Trash cans we purchased with tables.
- ATV's: POA reiterate that they are not allowed.
- Security guard: has been replaced.
- \$31,000 overage-put in long term capital. Tony 1st to motion. Sam to 2nd motion.
- Sex offenders in community. Security guard has copy of registered offenders in community. POA to maintain a list as well.
- Tony to get bids for rip rap. River park parking and pools; Tony and Jeff will get bids.

ADJOURNMENT: Adjourn at 8:59 PM.