

**Rivermont Property Owners Association
Board Meeting
November 14, 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

Meeting was **CALLED TO ORDER** at 7:04 PM.

MINUTES: Rachel motion to accept October minutes. Dan to 2nd motion to approve October minutes.

FINANCIAL REPORT: Discussion on financials. Sam 1st to motion to table approving budget and financials. Dan to 2nd motion.

STANDING COMMITTEE REPORTS

Maintenance/Long Term Capital Improvement Committee: Nothing to report.

Plans, Zoning and Restrictions Committee: 4 sets of plans came in. Dan to review them.

Bylaws/Deeds Committee: Add voting on draft of bylaws to December agenda.

Builders Compliance Committee: Nothing new to report.

Standards of conduct: Sam presenting revised simplified version. Vote for approval tabled for President and VP to review.

MAINTENANCE REPORT

- Rock added to block driving on grass to bypass security gate for pool entrance.
- RPOA manager presenting concept of 5 year plan for maintenance; to be added to December agenda.
- Dan to look at leak in clubhouse bathroom. Board to approve fix as necessary. Sam 1st to motion for plumber to come in to fix leak after Dan accesses problem. Rachel 2nd to motion for plumber to fix leak.
- Rented dumpster on property almost full.
- Pool and small projects plans still pending. Bids for concrete, shop repair, and fascia repair.

Discussion about deterioration of different areas of RPOA property.

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UNFINISHED BUSINESS:

- Credit card for property manager. Issue tabled for next meeting.
- Draft of bylaws.

NEW BUSINESS:

- Add key issuance policy to December agenda.
- Winery wants to advertise with RPOA. Advertising for any businesses, put on December agenda.
- Realtor discussed contacted RPOA about neighboring lot's personal property on wrong side of property line. Rachel 1st to motion to send violation letter to property owner in violation. Sam to 2nd violation letter.
- Safe-we should buy one.

ADJOURNMENT: Sam 1st to motion to adjourn. Jim to second motion. Adjournment at 8:59 PM.