

Wednesday, July 22 , 2026

RPOA BOARD MEETING — Meeting was called to order at 7 PM

BOARD MEMBERS:

John Reeves III, president — present
John Fritchman, vice-president — present
Bryant Harris, treasurer — present
Amanda Mercer, secretary — absent

Richard Almaguer, — absent
Jared Jaroski — present
Ronnie Gruetzner — present

INTRODUCTION by President John Reeves, III.

- Introduction of Board members, staff and residents/guests. Guests included Mr. Reed Fullmer and Mrs. Priscilla Fullmer residents of Rivermont.

MINUTES

- Reviewed June minutes. John Fritchman, 1st motion to approve. Ronnie Gruetzner. 2nd to approve.

FINANCIAL REPORT

- Bryant reviewed financial report. Answered questions by guests and board.
- The Association has begun pursuing liens on significantly delinquent accounts. This shall include delinquencies over \$1K.
- The new online system Payhoa has made it more convenient for owners to pay assessments.
- Delinquent balances are subject to a 10% annual charge, and accounts not paid by June 30th are subject to a \$25 late fee and have already been assessed to 2026 late accounts.
- Additional pool supplies have been purchased in advance to stay ahead of pool maintenance needs to keep the pool optimal.
- Once the questions were answered a motion was made to approve the financial report. John Fritchman. 1st motion to approve. Jared Jaroski. 2nd to approve.

STANDING COMMITTEE REPORTS

- **Planning, zoning & restrictions committee** — no updates.
- **Builders compliance committee** — no updates.
- **Improvements committee** — no updates

MAINTENANCE REPORT

- Wyatt discussed routine maintenance & park upkeep. Answered property owners questions.
- New mailbox was installed for better security of mail and payments.
- New pool filter was replaced in June to the small pool at 1201 Rolling River View.

- The pool exterior flood lamps have been replaced and are on timers at the small pool 1201 R.R. Vw. to come on at dark and go off at approximately 10:30PM
- The Board expressed appreciation for the maintenance work performed and the upkeep of all parks.

UNFINISHED BUSINESS

- Restroom at pavilion park — add manual flush mechanism (Richard Almaguer)
- Electrical improvements at the pavilion
- Restrooms at the large pool located at 6880 Spring Branch Rd.
- Improving additional parking to The Pavillion area & Pool at 6880 Spring Branch Rd.
- Playground covers to allow kids to play on during the heat of summer months at 6880 Spring Branch Rd.
- New windows to replace broken glass at the RPOA office.
- Electric Gates at parks + fob access to parks & pools.
- The Board discussed forming an "Improvements Committee" to develop priorities and obtain bids. John Fritchman agreed to serve as the contact person / point of coordination for the Committee.

NEW BUSINESS

- Mr. & Mrs. Fullmer addressed the board of directors with questions:
 - Residents expressed concerns with speeding on neighborhood streets. The discussion included speeding by vehicles and buses and concerns about children and pedestrians. The board discussed contacting the county regarding speed-limit review as the county Sherriff has indicated to the Fullmer's that it must come from the BOD. An action item was recorded to contact the appropriate county officials and / or Sherriff's Office regarding traffic enforcement and speed-control options for John Reeves, III.
 - Park reservations were discussed as it is the preference of the office to have at least a (10) ten day notice for any reservation of (9) nine or more.
 - A concern was made that the minimum reservation fee of \$50 was too high particularly for small parties. No changes were made.
 - A concern was made for overnight camping at the River Park regarding and they campers safety for high water. The warning systems were not activated early enough for flooding during our last high water. . It was addressed that this was due to the water not being high enough to sound alarms. We have posted warning signage and personal responsibility of the association owners. The board discussed that the key FOB system will indicate who is in our parks at any given time and that this will improve awareness of who is entering and exiting the park. We will be able to lock out the parks once the new FOB system is implemented. No changes were made to the overnight camping rules.
 - The board was asked about the flood damage and park reopening. The board addressed that the area was described as currently unusable due to saturated ground, debris, and potentially unsafe water conditions.

- An Association work day was discussed and will be held on Saturday, August 1, 2026 from 9 am to noon.
- No firm park opening date was given as we have to wait until the water goes down significantly more.
- Newsletters, emails and website evaluation were discussed. Communication practices will be expanding moving forward using the online resident communication Payhoa portal for community outreach and discussions.
- A Motion was made to adjourn the meeting at 8:07 PM by John Fritchman 1st motion and Ronnie Gruetzner 2nd motion.

Meeting adjourned at 8:07 PM