

**RIVERMONT PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 8, 2015**

**MINUTES**

**ATTENDANCE**

	ATTENDING	ABSENT W/ NOTICE	ABSENT W/O NOTICE		ATTENDING	ABSENT W/ NOTICE	ABSENT W/O NOTICE
Geoff Young, Pres	X			Robert May, VP	X		
Geri Ray, Sec	X			David McCaffery, Treas	X		
David McClellan	X			Don Roach		X	
Jerry Smitha	X						

**OTHERS ATTENDING**

NAME	ROLE
Lorelei Mayer	Property Manager
Mr. Hershey	Father, property owner

Meeting was **CALLED TO ORDER** at 6:59 P.M. by President Geoff Young.

**MINUTES** of the March 11th board meeting were distributed to and reviewed by board members in advance. Being no corrections Bobby May made a motion to approve the minutes, David McClellan seconded the motion and all approved.

**FINANCIAL REPORT**

Treasurer David McCaffery reviewed the financial report. No significant changes since last month. The homeowner upon whom a judgement was filed recently came in and paid the balance in full. Bobby May made a motion to approve, Jerry Smitha seconded, and all approved.

**BUDGET PROPOSAL 2015-16**

David McCaffery sought advice from two accountants on how to treat the reserve and term to use for capital improvements. Geri Ray provided an explanation for line 20 General Maintenance. Jerry Smith made a motion to accept the budget proposal and submit to the Association membership; Bobby May seconded and all approved.

**COMMITTEES**

Plans, Zoning & Restrictions Committee: A set of plans was turned in yesterday. The homeowner is requesting a waiver as the garage sits 10' into the 50' limit in front of the house; the request is being made to save a cluster of trees behind the house. David McClellan and David McCaffery will go look at the property and send a recommendation to the board via email.

**LEGAL/ASSESSMENTS STATUS**

Lorelei Mayer reported that a home on Misty Lane is undergoing foreclosure so the Association won't be able to collect the dues owed. Mrs. Mayer will send a letter to this property owner as well as another notifying the owner of pending action.

**AD HOC COMMITTEES**

Long Term Capital Improvement Committee: David McClellan informed the board that no meeting had been held. Discussion on rough costs for the pool; maximum would be \$250,000. David McClellan sent a request through Next Door Rivermont seeking volunteers for the the committee. Only 1 response was received.

## **MAINTENANCE REPORT**

- President Young reported for Don Roach that he is still working to gather bids for the repairs (shoring up) the picnic tables at the river park.

## **PROPERTY OWNER REQUEST TO ADDRESS BOARD**

Father of property owner, Mr. Hershey, is requesting approval to put gate in his fence which is also fencing for the river park in order to mow area. President Young explained reason for denial because it would grant access that isn't controlled by the Association. Another homeowner made a similar request 4 years ago and it was denied for the same reason. Mr. Hershey is also seeking approval to put a shed on the property to store/protect tractor mower and tools. Mr. Young explained the deed restrictions don't permit any shed on property without an existing house. The homeowner (his son) is planning to build on the property in the future. Mr. Young noted that some kind of container to store tools and materials is permitted on the property during construction. Mr. Hershey said some damage has been done to his fence by deer as the neighbor closed the gap between the two properties. He feels our deed restrictions are out of date and preventing him from doing as he chooses on the property. Board members thanked Mr. Hershey for coming before the board.

## **NEW BUSINESS**

- New keys are scheduled to be available in May. Members will be able to pick up keys at the office when they come in to pay their dues; will not have to wait till the Annual Meeting.
- Both homeowners of an area property passed away; relatives are living in the home and in the process of settling to buy property from heirs. They have been paying dues in the past and are requesting key to the parks. Mrs. Mayer will seek letter from them to allow key to be given to family members living there.
- Current board members terms: 4 board members are serving terms which expire with the annual meeting – Geri Ray, Don Roach, David McClellan, Geoff Young. Mr. Roach, Mr. McClellan, and Mr. Young each decided to not seek another term; however, Mr. McClellan will remain on the LTCI committee. Geri agreed to seek another term and will submit her information for the election form going out to the property members. Mrs. Mayer will send out a notice to the membership seeking additional nominations.
- David McClellan informed the board he is selling his house and will be buying the 4 lots on the corner of Winding River and Spring Branch Road.

## **ADJOURNMENT**

Bobby May motioned to adjourn the meeting at 7:55 P.M.; David McCaffery seconded and all approved.

Respectfully submitted,

Geri B. Ray  
Secretary