

**RIVERMONT PROPERTY OWNERS ASSOCIATION
BOARD MEETING
August 12, 2015**

MINUTES - APPROVED

ATTENDANCE

	ATTENDING	ABSENT W/ NOTICE	ABSENT W/O NOTICE		ATTENDING	ABSENT W/ NOTICE	ABSENT W/O NOTICE
Robert May, Pres	X			Jerry Smitha, VP	X		
Geri Ray, Sec	X *			David McCaffery, Treas	X		
Ezra Bunnell	X			Jeff Stief	X		
Dave Thomasson	X						

*Participated live via videoconference

OTHERS ATTENDING

NAME	ROLE
Lorelei Mayer	Property Manager
Gay Smitha	Association member

Meeting was **CALLED TO ORDER** at 7:00 PM by President Bobby May.

MINUTES of the July 8th board meeting were distributed to the board members in advance in the meeting. There being no corrections, David McCaffery made a motion to approve all the minutes presented. Jerry Smith seconded the motion and all approved.

FINANCIAL REPORT was given by David McCaffery. The board discussed movement of the funds resulting in the increase in dues to go towards long term capital improvements. The 2014-15 fiscal year excess funds were handled and the board took action to move \$51,741.28 to the reserve funds during the July meeting. These funds should show in the reserve account, not as still showing in the operating account. Ezra Bunnell made a motion to approve the monthly financial report as corrected. Jeff Stief seconded the motion; all approved.

STANDING COMMITTEE REPORTS

No standing committee reports were given.

AD HOC COMMITTEES REPORTS

Long Term Capital Improvement Committee: Dave Thomasson asked about surveying the Association membership about the pool and/or other improvements they may want. Bobby May, David McCaffery, Geri Ray and others shared some of the history about the LTCI committee's efforts, board discussions over the last couple of years and the commitment the board made to the Association. Lengthy discussion followed. It was agreed to ask the LTCI committee to come to the October meeting with a timeline to gather the remaining needed information and plan to submit to the Association membership.

Deed Restrictions Review: Geri Ray requested that the board through Lorelei send out a notice in September informing the membership of the establishment of the committee, its purpose, and to seek volunteers for the committee. Additional discussion among the board resulted in the agreement that a board members will serve as the chair.

MAINTENANCE REPORT

River Park: The bid for fence repair from Texas Southern Landscaping is \$1,400. Table #15 was washed away in the flood. Tables #13 and 14 were damaged. We have a bid of \$800 per table plus shipping/handling. Jeff Stief is working to get bids on the remaining work to be done at the River Park. Jeff Stief made a motion to spend the funds to repair the fence; Dave Thomasson seconded and all approved. The board agreed to wait on all other repairs and work until we have a complete engineer's report at the end of the month.

UNFINISHED BUSINESS

One of the properties for which more than \$9,000 in back dues was auctioned. The property sold for the asking price and this is what the county was requesting. Without the selling price exceeding what the county wanted, there are no remaining funds to pay RPOA for any portion of dues balance.

NEW BUSINESS

- River Park rules for the holiday weekend: Bobby May shared some history with new board members about the RPOA member who annually makes a reservation at the River Park for the Labor day holiday. We have experienced problems with parking and persons leaving the gate open in the past. Bobby May recently posted a message on Next Door asking members for their input for the parks. Responses largely said we need security services reinstated for the holidays and service should include checking keys. Responses also included the enforcement of the maximum number of guests per member. Lorelei Mayer reported neither Bulverde PD nor Comal County Sheriff's office is available for hire during the holiday weekend. All agreed to securing security services if available. The cost is already in the budget. Still remaining on the list of discussion topics for the parks is addressing electronic safety systems. Jerry Smitha will take the lead on investigating the options.
- Park Rule Changes:
 - Consider that if we allow large parties they must be responsible for the cost of security.
 - Current rule says reservations can't be made on holidays. Agreed "holiday" is the holiday weekend (e.g. Labor Day, Memorial Day weekend).
 - Consider fixing road down for drop off/pick up only at the River Park. The board agreed to no parking or vehicle access down to the river for the Labor Day weekend. Have Shorty hang chain across the road or place large boulders to block the road temporarily.

ADJOURNMENT

There being no further questions or business David McCaffery made a motion to adjourn. The motion was seconded by Ezra Bunnell and the meeting was adjourned at 8:28 PM.

Respectfully submitted,

Geri B. Ray
Secretary