

**RIVERMONT PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 11, 2015**

MINUTES – Corrected and Approved

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	NAME
Lorelei Mayer, Property Manager	Ken Ritzert
Trey Sims, Association member; Chair LTCI Committee	Sherie Ritzert
Charlie Morgan	Judy Morgan
Ezra Bunnell Jr.	Mark Fisher
Julia Vanoverborg	Waraporn Smith
David Stambro	Anita Stambro
Bill Gaddis	Linda Gaddis
John Stewart	Julie Stewart
Roy Yarnold	Pam Yarnold
Brad Scott	Rusty Reedy
Tony Pena	Lee Leney
Regina Humble	Daryl Rodriguez
Colleen Rodriguez	Wayne Nuerberg
Jenifer Nuernberg	Gay Smitha
Arthur Vanoverborg	Sandy Leininger

Meeting was **CALLED TO ORDER** at 7:00 P.M. by President Geoff Young.

MINUTES of the January 14th board meeting were distributed to and reviewed by board members in advance. No corrections were noted. Bobby May made a motion to approve the minutes. Jerry Smitha seconded the motion and all approved.

FINANCIAL REPORT

Treasurer David McCaffery reviewed the financial report. Expenses are under budget. Don Roach made a motion to approve the report, Bobby May seconded, and all approved.

President Geoff Young changed the order of items on the agenda in order to facilitate discussion with the meeting guests and not force them to sit through other topics ahead of the one of particular interest, that being consideration of association dues adjustment.

ANNUAL ASSOCIATION DUES

Following some guidelines for being recognized to speak, President Geoff Young opened the topic up to discussion among the meeting visitors. Association members made numerous points including:

- Mr. Bunnell noted he is against a dues increase and cited several points. He understands the board's responsibility but feels other things are higher priority than support of a larger pool. Concerned that enough is not being done to increase overall property values such as forcing clean up of some lots by owners. Offered ideas for saving other funds / cutting expenses. President Young shared some information about the limited authority of the board and encouraged members to report violations of the restrictions or other concerns to Lorelei Mayer, Property Manager, so they can be addressed in accordance with the deed restrictions, local and state laws.
- Mr. Gaddis asked about the financial stability of the Association and what is the current balance in the LTCI fund. Figures were reported.
- Mr. Stambro asked about additional dues coming from new sales. President Young explained that all Rivermont lots are sold so though lot sales can transfer between owners there are no additional lots to sale in order to increase the number of Association members.
- Mr. Stewart asked about late dues owed by members and what is done to collect them. Doesn't use the park facilities. President Young and Mrs. Mayer responded with information about efforts to collect dues in arrears and that fact that during her tenure as property manager the figure has been brought down from over \$100,000 to \$17,000 currently.
- Mr. Lency shared information to consider use of different or new technologies that might lower costs such as key to digital entry on park gates.
- Mr. Vanoverberg noted that the purpose of the HOA is to ensure the pays members are paying into the Association is intended to protect the homeowners' investment in the community.

Don Roach asked for a show of hands of persons present who do not support a dues increase. More than half of all guests present raised their hands. He then asked Trey Sims, LTCI Chair to give an overview of the LTCI committee's efforts to date.

- Mr. Morgan asked about getting details plans and options for members to view and consider. President Young noted options will be presented to the membership. Mr. Morgan felt the plans and options should be presented to the membership prior to consideration of an annual dues increase.
- Ms. Linager asked if the board can consider a reduced fee or holding the current fee flat for seniors. The board will seek consultation for its attorney to determine whether the current deed restrictions will permit such action.
- Mr. Ritzert noted he's on a fixed income but recognizes that improved community properties within Rivermont will increase property values overall.
- Other guests shared similar or voiced agreement with points presented.

Bobby May called the question and discussion was brought to a close.

With agreement of the full board, Don Roach and Bobby May asked the president to instruct Property Manager Lorelei Mayer to contact and seek consultation from our attorney about the ability to "freeze" the association dues for seniors under our current deed restrictions. The instruction was given.

Bobby May made a motion to raise the Association dues from the current \$250 to \$275 per annum and to take effect with the next fiscal year beginning June 1, 2015. This reflects a 9% increase. The current offering of a \$25 discount to any member paying his/her dues prior to the annual meeting will stay in effect. Geri Ray seconded the motion. The vote was 5 for and 1 against; the motion passed.

COMMITTEES

Plans, Zoning & Restrictions Committee:

- Several plans were submitted and approved recently. All were in compliance.

LEGAL/ASSESSMENTS STATUS

Lorelei Mayer reported one filing will be in small claims court this next week in an attempt to recover approximately \$1,100.

AD HOC COMMITTEES

Long Term Capital Improvements (LTCI) Committee:

Trey Sims showed the architectural drawing. No committee meeting has been held since the last board meeting. A meeting will be scheduled soon to be held at the RPOA office. Mr. Sims will coordinate with Mrs. Mayer to distribute notice of the committee meeting and seeking volunteers for the committee.

MAINTENANCE REPORT

- Posts are on hand for placement at the River Park when weather permits.
- Don Roach presented information on the need to shore up 3 picnic tables at the River Park with retaining walls of some type; rain has washed out the ground beneath them. Discussion noted other tables need similar work. As the work is in the flood plain, it may be necessary to obtain a permit; investigation will be done to determine if a permit is required. Mr. Roach has already investigated the cost to obtain cement mix types of bags to build up the retaining structures; he will also seek bids from a couple of companies to do the necessary work. If information is obtained prior to the next board meeting, a vote for any needed action/approvals will be taken via email.

NEW BUSINESS

- David McCaffery feels we need to plan for deed restrictions review and potential revision. Mr. Roach added that in doing so we should also work to get the separate unit restrictions brought together as one or to at least have them looking the same across units.
- The board instructed Mrs. Mayer that when consulting the attorney regarding freezing fees for seniors, also seek information on the process to begin the desired review and revision of the deed restrictions.
- Builder's Contract: Mrs. Mayer informed the board we are getting complaints from members about heavy equipment being parked in easement areas and trash being dumped on adjoining properties to the construction sites. The Board accepted Mrs. Mayer's recommendation to add language to the existing builder's contract to address these issues.
- Goats are not allowed on Rivermont properties. Previous notices have been sent by email and if complaints are received, Mrs. Mayer was instructed to send letters directly to the offending property owners in an attempt to resolve the issue.

ADJOURNMENT

David McClellan motioned to adjourn the meeting at 8:50 P.M.; Jerry Smitha seconded and all approved.

Respectfully submitted,

Geri B. Ray
Secretary