

**RIVERMONT PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 12, 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	POSITION/REPRESENTING
Lorelei Mayer	Property Manager
Trey Sims	Association member; Co-chair LTCI Committee

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

MINUTES of the November 12th board meeting were distributed to and reviewed by board members in advance. No corrections were noted. Don Roach made a motion to approve the minutes. David McCaffery seconded the motion and all approved. The regularly scheduled December board meeting was cancelled.

FINANCIAL REPORT

Treasurer David McCaffery reviewed the financial report. Expenses are on track for the period and we will likely be under budget for salaries this year. Don Roach asked about the line item and money budgeted for security services. As no services have been contracted at this time any funds not expended will be part of the year-end balance and treated accordingly. Bobby May made a motion to approve the report, Don Roach seconded, and all approved.

COMMITTEES

Plans, Zoning & Restrictions Committee:

- Lorelei noted two plans were turned in for review. One plan is requesting a waiver in order to save a cluster of trees. Upon review Don Roach made a motion to approve the waiver request, Bobby May seconded. David McClellan abstained, all others approved.

LEGAL/ASSESSMENTS STATUS

Lorelei Mayer reported one property owing about \$1,200 will be settled soon.

Don Roach asked about previous discussion related to association dues to be charged by the lot. Board discussed contiguous vs. scattered lots. The topic to consider allowing renters to pay dues and be allowed to use facilities was raised again by David McClellan. All would require changes in the deed restrictions.

AD HOC COMMITTEES

Long Term Capital Improvements (LTCI) Committee:

Trey Sims shared latest information included consideration of turning pool 90 degrees. Either plan would require some tree removal. One rough estimate from Able Pools is between \$150-180K. Architect is in process of revising plans. Geri Ray asked if the committee has started any detail work on the Choice 2 to be presented to the membership; it has not yet started.

Website:

No report as Amanda Crouch was not in attendance.

MAINTENANCE REPORT

- Pool pipes repairs are complete
- Don Roach will coordinate with our maintenance man to install the posts at the River Park when the weather improves. Work will also be done using concrete mix bags to repair steps.

OLD BUSINESS

- The board will propose and take future action on a potential increase in the annual association dues. Notice will be sent to the membership informing them of the Board's plan to discuss and pending action at the February meeting.

NEW BUSINESS

- Lorelei Mayer reported on the number of property sales/transfers in 2014. The number was down slightly from 2013, but the number of new homes under construction is higher.

ADJOURNMENT

David McClellan motioned to adjourn the meeting at 8:00 P.M.; Bobby May seconded and all approved.

Respectfully submitted,

Geri B. Ray
Secretary