

**RIVERMONT PROPERTY OWNERS ASSOCIATION
BOARD MEETING
July 12, 2017**

MINUTES

ATTENDANCE

	ATTENDING	ABSENT W/ NOTICE	ABSENT W/O NOTICE		ATTENDING	ABSENT W/ NOTICE	ABSENT W/O NOTICE
Jeff Stief, Pres	X			Michaelangelo Gonzales			
David McCaffery, VP	X			Tony Pena	X		
Geri Ray, Sec	X			Dave Thomasson	X		
Bobby May, Treas	X			Dianna Yates			
Gerald Cosgrove	X						

OTHERS ATTENDING

NAME	ROLE
Lorelei Mayer	Property Manager
Stephanie Cosgrove	Chair, Safety Committee and Property Owner
David and Sandra Gregory	Property Owners
Guy Anderson	Property Owner
Jason Anderson	Property Owner
Angel and Hattie M. Bandy	Property Owners
Charlie and Judy Morgan	Property Owners
David Wanders	Property Owner
Seth Allen	Property Owner
Frank Arredondo	Tiger Sanitation Representative
Christi	Tiger Sanitation Representative

Meeting was **CALLED TO ORDER** at 7:00 PM by President Jeff Stief. President May welcomed the new board members and guests present. Introductions were made around the room.

TIGER SANITATION presentation was by Frank Arredondo and Christi. Representatives shared information about Tiger Sanitation and presented pricing for different options available. To get their lowest price, Tiger would need all Rivermont property owners needing trash collection to select them; i.e., be an exclusive provider to the neighborhood. The rate would include one bulk pick up to be scheduled during the year and no fuel surcharge. Options include selection between trash only at \$76.50/qtr and trash + recycling at \$82.50/qtr. Trash collection would be on Friday each week. If selected Rivermont (office) would get free pickup; however, pick up on Friday is problematic as the majority of the trash comes from the parks over the weekends and we don't want full cans waiting a week to be dumped. Household rates are higher if an exclusive arrangement is not made.

Waste Collection of Texas (aka IESI) has a contract with the City of Bulverde. The rates WC offers Rivermont property owners is \$50.25/qtr for trash only and \$65.25/qtr for trash + recycling. Bulk pickups can be arranged by individual as needed and WC will quote price when contacted. Monday is trash pick-up day.

MINUTES from the June 14th board meeting was distributed in advance of the meeting. Geri Ray informed the board that Dianna Yates sent an email following distribution saying correction should be made to reflect she send notice of absence in advance of meeting. No other questions or corrections were offered. Bobby May made a motion to approve as corrected; Tony Pena seconded and all approved.

FINANCIAL REPORT was given by Treasurer Bobby May. Lorelei Mayer reminded the board that there are some expense lines for which all or most of the expense occurs at the beginning of the fiscal year; getting new keys is one of these specific line items. Geri Ray made a motion to approve the report; Dave Thomasson seconded the motion and all approved.

STANDING COMMITTEE REPORTS

Plans, Zoning and Restrictions Committee: Several property owners present thought this board meeting and the PZ&R Committee agenda item was for discussion of the proposed deed restrictions changes. Though the guests were informed this was not the case, all acknowledged the possible confusion and confirmed the deed restrictions discussion is still scheduled for Saturday morning.

One question was about the section of text detailing commercial lots does not show in the document distributed. Board members responded that the document sent out was intended to reflect only those sections with proposed changes. Sections of current deed restrictions not being proposed for any change were not included in the distributed document, but will be compiled back into the final version (pending vote decision) for filing. Discussion continued in attempt to address property owners' questions about the process.

There was no business for the PZ&R Committee to undertake during the board meeting other than to add that Janet Flikke has volunteered to serve on the committee.

Bylaws/Legal Committee: None

Safety Committee: Chair Stephanie Cosgrove sent in a note in advance saying there is no report. Mrs. Mayer noted the office is getting complaints about high speed exits out of the River Park. Comal County is going to install a Yield sign.

MAINTENANCE REPORT

Bids are coming in for different proposed repairs and projects. Additional bids still expected so the board did not take any action at this time.

- Pavilion Bathroom bids are \$6,480 from Wilk 4 Construction and \$20,640 from Sal-Tex Construction
- River Park Stairs Repair bids are \$14,700 from South Texas Growers to replace the railroad ties and some concrete work; \$25,214 from Master Care Landscaping to replace railroad ties with limestone (1 set of steps was not included in the bid)
- Asphalt work bid by 4B Paving is \$6,678 for the entrances to the Pool and River Parks and \$15,236 for the parking area at the RPOA office.

GVTC is scheduled to come out tomorrow to meet with Mrs. Mayer about WiFi options at the River Park.

Question for future thinking was raised: consider purchase of lot on Old Spring Branch Rd. next to River Park for parking and access. Small discussion only; no action was taken.

UNFINISHED BUSINESS

Security: Many property owners are giving their teenage children their park keys and are going to parks with their parents. Security company has been nice about it, not pressing to enforce, but discussion noted that we need to enforce all the rules of the parks. Also still experiencing problems with persons parking and leaving their vehicles in the River Park drop off/pick up zone.

NEW BUSINESS

RPOA's website domain name was purchased years ago, but owner wants Rivermont to take over. Mr. Pournoy has the information for us to do this. Ms. Ray mentioned that she'd like to see website design/email to be a topic on a future agenda. When this was attempted a few years ago, the person who volunteered to take the lead was thereafter unable to follow through.

Board Meeting Date: President Stief raised the question about changing the day of the month the board meets to be the second Thursday of the month. Discussion followed and the change was agreed to.

ADJOURNMENT

There being no further business the board meeting was adjourned at 8:10 PM by President Jeff Stief.

Respectfully submitted,

Geri B. Ray
Secretary