

**RIVERMONT PROPERTY OWNERS ASSOCIATION
BOARD MEETING
March 9, 2016**

MINUTES

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						

OTHERS ATTENDING

NAME	ROLE
Lorelei Mayer	Property Manager

Meeting was **CALLED TO ORDER** at 7:01 PM by President Bobby May.

MINUTES of the January 2016, board meeting were distributed to the board members in advance in the meeting. There being no corrections, a motion was made and seconded to approve the minutes presented. All approved.

FINANCIAL REPORT was reviewed by David McCaffery. Capital improvement line #36 will also be reflected on Cash in Bank as it has already realized. David McCaffery made a over.motion to approve the monthly financial report as presented. The motion was seconded and all approved. Jeff Stief asked about the accounting fees of \$4,235 from previous month and Lorelei Mayer explained billing. Line items on budget or explained and expenses approved previously where they exceed budget.

STANDING COMMITTEE REPORTS

Plans, Zoning and Restrictions Committee: Mrs. Mayer informed board that when an email is sent out regarding a waiver request, it is necessary for all board members to respond for the record.

Bylaws/Legal Committee: No report at this time.

AD HOC COMMITTEES REPORTS

Deed Restrictions Review: First meeting is scheduled for next week. Mrs. Mayer informed board that Oak Village North changed their deed restrictions so they don't have to go through this process every ten years. Our attorney has recommended language be added that says for changes to be accepted they must be approved by a majority in each of the different deed restrictions units.

Long Term Capital Improvement Committee: Lorelei Mayer presented information gathered for splash pad options. Discussion followed and all agreed to continue discussion with additional information at the next meeting.

Discussion of River Park needs for damage repairs to include pads. Bobby May presented idea for an outdoor pavilion design; discussion followed. Board agreed to press forward with plans and costs for a splash pad to be presented as an option to a new/expanded pool for the property owners to consider.

MAINTENANCE REPORT

River Park: Shorty has been moving dirt/fill around the park to help fill in where we've had erosion from last year's flood. Continuing rains this year could cause additional damage. The board approved the work needed to build up the soil/fill around the pads. A motion was also made to do needed concrete work on the driveway to be scheduled when it would be least disruptive to park users. Approval was given to spend up to \$25,000 to complete the work and attempt to get it completed before Memorial Day.

Pavilion Park: Lorelei Mayer informed board of need to repair/replace light fixtures or bulbs around the tennis court. A bucket is needed to conduct the work. The work and necessary expense was approved. Mrs. Mayer introduced the problems with the playground structures at the Pavilion Park and shared product information, designs, and costs. Discussion included levels of possible additional insurance and liability; will continue at next meeting.

UNFINISHED BUSINESS

None

NEW BUSINESS

Bank Accounts: Treasurer David McCaffery informed board of challenges with our service from Randolph Brooks Federal Credit Union. One of our two accounts is with the credit union and the challenges we face are due to the different regulations that RBFCU has to operate under. Mr. McCaffery has investigated services and account options with Security State Bank and Trust through its local branch. Following discussion, Mr. McCaffery recommended moving our account from RBFCU to SSB&T. The motion was seconded and the board approved unanimously noting that signature and access authority will reside with the treasurer, David McCaffery, and president, Bobby May.

2016-17 Proposed Budget: The proposed budget reflects the same level of membership dues and fees as used in 2015-16. The expense line items which show proposed changes were reviewed; proposed changes are based on actual current and known expenses. Motion was made to present the proposed budget as shown to the membership. Motion was seconded and approved unanimously. A motion was also made to stay with the same level for membership dues and with the discount for early/on-time payment. Motion was seconded and approved unanimously.

ADJOURNMENT

There being no further questions or business the meeting was adjourned.

Respectfully submitted,

Geri B. Ray
Secretary