

**RIVERMONT PROPERTY OWNERS ASSOCIATION  
BOARD MEETING  
May 10, 2017**

**MINUTES**

**ATTENDANCE**

	ATTENDING	ABSENT W/ NOTICE	ABSENT W/O NOTICE		ATTENDING	ABSENT W/ NOTICE	ABSENT W/O NOTICE
Robert May, Pres	X			David McCaffery, VP	X		
Geri Ray, Sec	X			Dianna Yates, Treas	X		
Ezra Bunnell	X			Tony Pena	X		
Jeff Stief	X			Dave Thomasson	X		

**OTHERS ATTENDING**

NAME	ROLE
Lorelei Mayer	Property Manager
Stephanie Cosgrove	Property Owner and Chair, Safety Committee
Samuel Parker	Property Owner

Meeting was **CALLED TO ORDER** at 7:02 PM by President Bobby May. President May welcomed the guests present and introductions were made around the room.

**MINUTES** from the April board meeting were distributed in advance of the meeting. Ezra Bunnell made a motion to approve as presented and Jeff Stief seconded; all approved.

**FINANCIAL REPORT** was given by Dianna Yates. She remarked that the the CPA's report reflects a lower amount of expenses (over \$11,000) than the budget and expense summary format prepared for the board. It was noted that this is due in part to the fact that the CPA offsets (reduces) some expenses by fees paid back to cover those expenses. Lorelei Mayer will work with Ms. Yates to compare the two different reporting formats to ensure all expenses have been accounted for and the reporting formats are in agreement. Jeff Stief made a motion to accept the financial report, David McCaffery seconded and all approved.

**STANDING COMMITTEE REPORTS**

**Plans, Zoning and Restrictions Committee:** There are no requests or reviews to come before the board. The committee has reviewed plans and requests as recently submitted.

**Bylaws/Legal Committee:** The work of the bylaws committee has been postponed. It was noted that we have until September to complete the presentation and voting process for potential changes to the deed restrictions though it is anticipated this will be completed over the next couple of months. The bylaws committee review should follow the voting on the deed restrictions so that any changes approved can be addressed if there are any conflicts in the bylaws as a result of those deed restrictions changes.

**AD HOC COMMITTEES REPORTS**

**Long Term Capital Improvement Committee:** Via a recent email vote the board agreed to add the installation and the mulch pit to the purchase of the Rainbow playground structure for the Pool Park. It will be installed on May 23<sup>rd</sup>. In response to Mrs. Mayer's email several property owners expressed their interest in acquiring the existing structure. President May will draw a name of the interested parties from the hat and the winner will be

notified. The winner is responsible for disassembling and removing the existing structure in advance of the new structure's installation date.

Comal County has authorized RPOA to demolish the retention ponds at the Pavilion Park provided we present an engineering study that certifies there is no downstream impact as a result of the demolition. The engineer will now provide written quotes for the demolition and repair.

The board was reminded that though we've completed a lot of the needed repairs at the River Park we have not yet addressed the need for work near the last picnic table (#3 towards the bridge); i.e. the erosion problems. Follow up also needs to occur with the company who did the paving, etc for the drive-down lower unloading/loading area. A small part of the drive has crumbled and the river-side curbing was not installed. President May will contact the company.

**Safety Committee:** Chair Stephanie Cosgrove reviewed her drive around assessment and noted the following concerns for the Board: River Park picnic table #3 area as noted previously; enough speed limit signs are not posted in the neighborhood; where some signs exist their visibility is blocked by trees, etc. The County informed Mrs. Cosgrove that they no longer install "slow children at play" signs in neighborhoods because of legal liability. Mrs. Cosgrove also joined Mrs. Lorelei with the Security Company for the review of our current level of security cameras and where additional ones may be added. As before we still have the issue at the River Park because we don't have electricity where it would be needed; PEC will not install new poles for this purpose. President May will work with Mrs. Mayer and Mrs. Cosgrove in contacting an electrical engineering company that we've used in the past and also determining what and where additional signage might be added. Provided the additional signage cost does not exceed the President's approval authority he will move forward with the acquisition of the signs.

Mrs. Mayer reported that we may have a potential concern with our current security company. The owner, who does the majority of security patrolling for Rivermont, has been hospitalized and we did not have any coverage over the Easter weekend. Mrs. Mayer has been in contact with the owner's son and learned the owner was re-hospitalized yesterday. Having adequate and effective security coverage for our neighborhood has been an issue for Rivermont for the last few years; many companies aren't willing to travel to our area to provide coverage and we went without security patrols for more than a year up to last year. This is an important issue with many of our property owners and we need to again start searching for another company just in case our current company owner informs us he is unable to continue the provision of services. Memorial Day weekend is just around the corner and is a particularly important timeframe to have security services particularly in the River Park.

## **MAINTENANCE REPORT**

Jeff Stief will complete a spec sheet that can be put out to at least three different companies for bid and comparison for the needed work on the bathrooms at the Pavilion Park; was agreed to include in the specs the work for the bathrooms at the Pool Park in case there may be some savings by getting both structures addressed at the same time by the same company.

A property owner on Deep Water Dr. has reached out to the office lodging a complaint that the new house under construction next door is building too far forward (closer to the street) on the property. The plans submitted reflect the house is being built within the parameters of the deed restrictions. There is no action to be taken by the board.

## **UNFINISHED AND NEW BUSINESS**

The Board voted via email last week to decline the request for the change in residential/commercial zoning for the lots at the corner of Spring Branch and Old Spring Branch roads. The two lots are currently under purchase contract for approximately \$100,000. If the deal is not closed due to the Board's decision, President May noted that a future RPOA board may want to consider buying the current commercial lot and taking the challenging situation out of play.

**EXECUTIVE SESSION**

All non-board members in attendance left the meeting as the Board went into executive session for the purpose of dealing with a staff and board member personnel situation. Following discussion during the Executive Session the board members took the action to remove the current Treasurer from her position effectively immediately. She would be recognized only as a member at large and able to complete her current board member term as such. President May will notify the board member of such and Executive Session was closed.

**ADJOURNMENT**

There being no further business the board meeting was adjourned at 8:45 PM.

Respectfully submitted,

Geri B. Ray  
Secretary