

**RIVERMONT PROPERTY OWNERS ASSOCIATION  
BOARD MEETING  
August 10, 2016**

**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			Diana Byrum, Treas	X		
Ezra Bunnell		X		John Nowak	X		
Heath Renfrow	X			Jeff Stief	X		
Dave Thomasson		X					

**OTHERS ATTENDING**

NAME	ROLE
Lorelei Mayer	Property Manager
Linda Back	Substitute for Property Manager

Meeting was **CALLED TO ORDER** at 7:00 PM by President Bobby May.

**MINUTES** of the July meeting were distributed previously. Noting the need to change the minutes stating David McCaffery is staying on the committee, John Nowak made a motion to approve the minutes. Jeff Stief seconded and all approved.

**FINANCIAL REPORT** was reviewed by treasurer Diana Byrum. Lorelei Mayer reminded the board that June through August are our largest expense months for several line items such as electricity, pool expenses, etc. David McCaffery made a motion for approval, Jeff Stief seconded and all approved.

**STANDING COMMITTEE REPORTS**

**Plans, Zoning and Restrictions Committee:** A gazebo was approved on for a property owner earlier this week. A property owner that has a chicken coop right next to the property line will be sent an official letter saying he has to submit plans. Complaints received about another property on Cool Spring which has a lot of trash out on the property. Bobby May will attempt to address with the property owner in person.

**Bylaws/Legal Committee:** Bylaws committee will start up till after the new year.

**AD HOC COMMITTEES REPORTS**

**Long Term Capital Improvement Committee:** Heath Renfrow is getting 2 additional proposals for the splash pad this week. We've had concerns raised by property owners about the safety of the playground equipment in the Pool Park, some saying we should replace as we did at the Pavilion Park. Recognizing discussion around improvements to the Pool Park it was decided that for the short term Shorty needs to get the equipment regularly ensuring nails are pounded in, etc. Mrs. Mayer will contact the company we purchased from for the Pavilion Park to determine our current options. This and other repairs still needed from flood damage at the River and Pavilion Parks may compete with funds available for any new and desired improvements.

**Deed Restrictions Committee:** Ms. Ray noted the committee is scheduled to meet Monday, August 15. Their work will likely be completed and submitted to the board in another couple of months. Mrs. Mayer informed the board that our POA attorney is getting out of the business. A couple of ideas including an attorney who resides in Rivermont were offered. Ms. Ray will work with Mrs. Mayer to get some info out to a couple of attorneys doing this kind of work and seek availability and cost information.

## **MAINTENANCE REPORT**

An engineer's report is being sought regarding the erosion issue at picnic table area #4 in the River Park. Board wants professional input for longer term solutions; in the meantime base will be brought in for filler.

The A/C in the property office has gone out again today and has occurred several times in the last year. Geri Ray made a motion to authorize Bobby May and Lorelei Mayer to seek bids for a long term solution and spend up to \$10,000 for repair and/or replacement. David McCaffery seconded and all approved.

There was no other **UNFINISHED BUSINESS**

## **NEW BUSINESS**

**Park Rules:** some property owners are stating we have a discrepancy between the pool rules posted at the pool enclosure vs. what the park rules posted on the website and distributed to members say regarding the age of persons in the pool. Though the difference between the two is the age of child entering the pool enclosure vs. entering the parks, it is recognized that when not reading completely some may misunderstand.

During one of the recent party reservations at the River Park by a property owner and his church, it was determined there was a misunderstanding about who could and could not drive into the River Park during the event. Security on sight was confused as were party attendees. Property owners have complained about the parties, noting attendees not parking in allowed areas. Bobby May, Jeff Stief, and John Nowak will work over the next 30-45 days to review the park rules, posted signage, and come back to the board with proposed changes. In the meantime Lorelei Mayer will send a note out to all property owners informing that the rules are under review with consideration for revision. New rules will be posted and distributed by the end of October.

**Pledges and Invocation at Board Meetings:** Geri Ray prepared and presented a written proposal (added to the end of this document following the secretary's signature). Following distribution of the proposal in writing to the attending board members, Ms. Ray made a motion to approve the proposal. John Nowak seconded the motion. Very short discussion included a question regarding who would lead the pledges and give an invocation or inspirational message. Being answered the motion was approved by the board.

**Dogs in neighborhood:** Linda Back spoke to some of the complains received about dogs running loose in the neighborhood. The board does not have any legal authority to address loose or barking dogs; however, property owners have the right to protect themselves and are encouraged to report problems to Comal County Animal Control.

## **ADJOURNMENT**

There being no further questions or business the meeting was adjourned at 7:57 PM.

Respectfully submitted,

Geri B. Ray  
Secretary

PROPOSAL to the Rivermont Property Owners Association Board of Directors:

In recognition that we are proud American citizens and live in the greatest country in the world established and built on Judeo-Christian beliefs by our Founding Fathers and those who have and continue to fight for our liberty and freedom, I propose:

- That, effective with the RPOA Board meeting in September, 2016, each RPOA Board meeting shall begin with citing the Pledge of Allegiance to the American flag;
- That, effective with the RPOA Board meeting in September, 2016, each RPOA Board meeting shall begin with citing the Pledge of Allegiance to the Texas State flag following the pledge to the American flag;
- That, effective with the RPOA Board meeting in September 2016, each RPOA Board meeting shall begin with the delivery of an invocation or other similar inspirational message. Such invocation or message shall be given prior to the citing of the pledge to the American flag;
- That, if the three points above are approved by the RPOA board, volunteers to give the invocation/inspired message and lead the pledges will be sought from among the board membership or other invited persons attending the meeting for subsequent meetings; and
- That, in further recognition of the freedoms and liberty we hold so dear in the United States of America, participation in any invocation/inspired message and pledges shall be completely voluntary for the members of the Board and any persons attending board meetings. Other than notation in the meeting minutes that an invocation/message and pledges were led by and cite the person's name, there shall be no notation of anyone who choosing or not choosing to participate.

Geri B. Ray  
Submitted August 10, 2016