

Rivermont Board of Directors meeting, Nov. 16, 2017

Meeting called to order by Jeff Stief, President at 7pm. Attendance is shown on attached page.

Bobby May motioned to approve the Sep. 14, 2017 minutes that had previously been emailed. Motion 2nd by Dave Thomasson and approved by board. There was no October board meeting for lack of quorum.

Bobby May discussed current financials. Dave T. questioned postage and mailing costs— reminded that those were from the first deed restriction mail out in June. Lorelei Mayer mentioned the \$6,900 down payment for the replacement fence around the pool. Tony Pena made motion to approve financials, Dave T. 2nd, board approved.

Lorelei Mayer showed the board several plans for additions, sheds and house plans. All but 2 had previously been approved by the P,Z, & R committee. P,Z & R committee and board approved all plans. Discussion about one house expansion. Existing home had an addition (built by previous owners) that extended home 5' into the 10' side setback. Ms. Mayer instructed to have the owners ask for a variance that the board would grant. Bobby May made a motion that all building plans will be approved by the P,Z, & R committee solely. If there is a need for a variance, then the entire board will review the plans and make a decision for approval. Dave T. 2nd and board approved unanimously.

Discussion about bids at the River park concrete steps. Ms. Mayer instructed to get more bids to have the steps replaced with concrete over the existing steps. Jeff Stief has spoken to O'Shea Remodeling and the bathroom renovation will begin in December. We are still waiting to be put on the schedule for the asphalt work at the river and pool entrances and for the fence at the pool.

Sam Shelton, chair of the deed restriction committee, presented what the committee had come up with so far. There was some question and answer and a Town Hall meeting is scheduled for the Library for Dec. 2 from 11am-1pm.

New Business: Tony Pena gave a presentation on engineering work to repair the concrete dam that had been damaged in the flood of 2015. He gave a bid for an engineering study and flood plain pictures of the area. Bobby May made a motion to accept the \$3,000 bid and Gerald C. 2nd. Motion approved.

Ms. Mayer presented the revised Tiger Sanitation bid of \$19.50/month but since they wanted an exclusive contract, board decided not to pursue.

Discussion of 4-wheelers tearing up the river gravel beds and doing doughnuts at the Pavilion Park. Decision was made to take the keys of owners if they could be identified.

Gerald C. suggested that if the key had to be taken, that at the annual meeting, they not be issued the key until after 2 months.

Builders Contract changes were recommended that construction times be limited to Monday-Friday 7am to 7pm and weekends from 8am to 5pm. Board approved.

Discussion about flood insurance: Our current flood insurance covers the contents of the building at 4818 Spring Branch Rd. and not the bathroom buildings at the River, as intended, because FEMA only insures buildings at the address given. Since the RPOA address is 4818 Sp. Br. Rd., the River bathrooms were not covered. It was decided to cancel the insurance at the office, get insurance at the River and to look into the Pavilion and well house since the Pavilion is also in the flood plain.

Ms. Mayer informed the board she would not be in attendance at the Dec. board meeting and would be out of town Dec. 18 through Dec. 29 with Linda Back filling in for her.

Submitted by Lorelei Mayer, Property Manager