

# RIVERBEND PROPERTY OWNERS ASSOCIATION

Board Meeting March 10, 2020

5:45 PM

Mountains Branch Library

## Call to order

Ken Jordan, President, called the meeting to order at 5:45PM. A quorum was declared with Dawn Lytle in attendance, Kim Gissendanner and Bennett Porche via video conference, along with 28 other property owners.

## Old Business

### Committee Reports

- Infrastructure Committee – Kim Gissendanner gave an update on road status and future work, bid process with contractors, long term remediation.
  - Brian Brader advised his company will be used to create GIS maps which help identify where repairs are needed as well as provide mapping for lots for sale, new maps for gate, etc.
- Security Committee – all gates are working (thank you volunteers) and cameras are up at all gates. We will continue to monitor activity and plans are in place to purchase new programming boards to assist with additional phone number entry at the main gate.
- Beautification/Governance – John Bunge gave an update on new mulch spread at front entrance and proposals for design of a new sign at entrance (old sign is rotting and dated). Volunteers will be needed for Spring painting - fences, trim and signs all in need of repainting. It was decided to stick to a similar color to avoid having to apply two coats of paint.
- Architectural Control Committee – Brian Brader provided an update on current construction projects. Construction is monitored in all areas by one of 4 volunteers on this committee.

## Cedar Management

- **Grant Reid, Community Manager** was in attendance and provided an update on Cedars' recovering from systems errors in January which caused delays in normal response time to inquiries. Responses are now able to be provided within 48 business hours to accounting/support issues.
  - Maintenance issues will receive an auto reply indicating the request has been received. The email then gets sent to the POA Board for resolution/approval. Road repairs can take 2 – 3 weeks unless an emergency is noted.
  - For this reason, property owners are encouraged to use the POA email – [RiverbendPOA19@gmail.com](mailto:RiverbendPOA19@gmail.com) to report maintenance issues and save a couple of days in the resolution cycle.
- A fair amount of time was spent discussing solutions to 'emergency' issues like downed trees. Facebook is not always the best way to advise the Board of an emergency need. Please contact the **Gatehouse – 828-625-9724** (yes you can leave a message) or [Riverbendgatehouse28746@gmail.com](mailto:Riverbendgatehouse28746@gmail.com). The staff has a

phone tree of volunteer individuals with chainsaws to call and if the fallen tree exceeds 12" in diameter or otherwise presents a potentially dangerous situation, a tree removal company will be called.

- Violation letters were sent out and property owner violations were resolved.
- Cedar continues with collection efforts and accounts payable for the POA

There were no other questions from Audience.

**Website progress** – Kim Gissendanner provided an update and quick overview of the website he and Cedar Management are building. It should be fully operational within 30 days and will include:

- Information on the community
- Calendar of Events
- Posting of all forms/documents/Board Meeting Minutes
- Links to pay your dues online with Cedar
- Contact information for the Board
- Directory of Property Owners

Check it out at: [Riverbendlakelurepoa.org](http://Riverbendlakelurepoa.org)

## **New Business**

### **Board Discussion:**

- Ken Jordan reiterated the community is governed by Covenants and Restrictions that include proper Maintenance of Lots and Improvements – Section III, Paragraph 8 and Traffic Regulations- Section IV, Paragraph 3.
  - Violations of these covenants can be reported with photos to Cedar Management at: [violations@mycmg.com](mailto:violations@mycmg.com) and a letter will be sent to the property owner after Board approval.
- Kim Gissendanner covered an open request to consider a reduction in fees for lot only owners. There are too many maintenance issues with the roads and gates to consider a discount for lot-only owners at this time.
- Dawn Lytle covered the criteria for Lot consolidation. As discussed in the November meeting, adjoining lots MAY be combined after a proper survey and the new revised lot RECORDED in county records. Until the newly surveyed lot is properly recorded as one parcel, dues will be assessed on each lot.
  - Larger parcels can have the effect of raising property values. Once combined, lots **cannot be separated** in the future.
  - The question was raised how valid the prior practice was of charging an annual association dues of 1.5x for combined lots. Shouldn't one lot equate to one fee?
  - Cedar Management agreed to research legality of the issue and respond by end of month.
- Bennett Porche opened the idea of expanding the Board of Directors to 5 members and rotating tenure. Expanding the Board and requiring rotating terms
  - Rotating terms will make for better continuity of information and data distribution. Cedar Management concurred most Boards are elected to and comprised to rotating two-year terms.

- This will continue to be an ongoing discussion in the next 60 days in preparation of the Annual Meeting.
- Dawn Lytle provided a Summary of Cash on Hand including Delinquent Accounts Collections and 2020/2021 Prepaid Dues. See attached.
  - KUDOS to all property owners who answered the need and have taken advantage of the **Early Payment Discount of \$50.00** offered to anyone who prepays **dues by April 30**. Our projected Budget and our Road maintenance requirements need this early boost in revenue to maintain operations.  
Click [HERE](#) for Easy Online Payment Instructions and save now!
  - Cedar Management will be issuing early pay invoices late this month with the Early Payment Discount Option. Dues will be \$500.00 if paid after May 1, 2020. Dues received by April 30 are discounted to \$450.00.
  - Road Work Done Road Repairs completed this month:
    - Wildcat, Pheasant, Hummingbird, Adams, Buzzards
  - Road Maintenance Requests:
    - Gravel for Swans Way, Rainbow Circle, Sanderling
    - Repairs: 131 Rivers Edge  
Old Crows Rd  
264 Oriole Drive  
Wolf and Dove's Way  
274 Beaver Blvd  
Shannon's Walk  
Bird Dog
    - Repaving asphalt sections on Rainbow from Gatehouse
  - We do not drive all sections of the community so please continue to email [RiverbendPOA19@gmail.com](mailto:RiverbendPOA19@gmail.com) for Road Maintenance requests. You must provide a property address/intersection – not just road name!

### Comments from the floor

- Susan Bonhotal discussed the new *Community Directory* which will be published in late April. The Directory will be available in digital form on the website or printed copies will be available at the Gatehouse for \$5 each to defray printing costs.
  - If you are already in the directory, you don't need to do anything.
 If you would like to be added, please complete the form at the end of this email and send completed form to: **SBonhotal@hotmail.com** or drop off at the gate house.

This is a great way to know your surrounding neighbors as when neighbors truly come together, it creates a **COMMUNITY!**

- Lively discussions were held surrounding security of the community and gate. The Association will not replace the current gate with improved equipment until we have secured title to the land from the developer.
- The Board confirmed there is no legal action against the Board or its members.

- Discussion was held regarding Vista lots in foreclosure (no new status) and lots held by the POA or offered by owners for sale. It was agreed we would map the POA lots for sale and put these lot numbers/directions on the website. We will also investigate approving a common lot number sign, in keeping with the community look and appeal, which could help locate lots.

**The Next Board Meeting will be April 14, 2020. We will distribute information about holding the next meeting over the Internet to avoid possible virus transmittal.**

**Meeting adjourned at 7:15PM**

**Accepted by**

*Kenneth Jordan*  **Date** 03/17/2020 04:39 PM EDT  
**Kenneth H. Jordan, President, Riverbend Property Owners Assn.**

*Bennett Porche*  **Date** 03/17/2020 03:22 PM EDT  
**Bennett Porche Sr., Vice President, Riverbend Property Owners Assn.**

*Dawn Lytle*  **Date** 03/17/2020 10:19 AM EDT  
**Dawn Lytle, Secretary/Treasurer, Riverbend Property Owners Assn.**

*Kim Gissendanner*  **Date** 03/17/2020 02:28 PM EDT  
**Kim Gissendanner, Director, Riverbend Property Owners Assn.**

**Bank account balances as of 2/28/20**

WF:	\$2,794.52
CMG:	\$21,468.93
CTB:	\$30,135.21
<b>TOTAL:</b>	<b>\$54,398.66</b>

**Delinquent dues collected Jan/Feb: \$10,451**

**Prepaid dues 2020/2021:** \$17,500 paid to HOA  
\$14,000 paid online to CMG  
**\$31,500 YTD against a budget requirement of \$70,000**

**2020 YTD road maintenance:** \$21,853 vs budget of \$16,000

**Monthly Recurring Accounts Payable for March:**

Cedar Mgt	- \$3500
Payroll	- \$3150
Trash	- \$1400
Utilities	- \$ 725
Insurance	- \$ 980
Copier	- \$ 200 (old liability)
<b>Total:</b>	<b>\$9,995</b>



Riverbend at Lake Lure

2020 Directory

Name(s) \_\_\_\_\_

RB Address \_\_\_\_\_

Address (other – part-time residents)

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Email Address - optional \_\_\_\_\_

Phone # (s) – optional \_\_\_\_\_

**Please return completed form to Riverbend Gatehouse**

Questions?? Susan Bonhotal [sbonhotal@hotmail.com](mailto:sbonhotal@hotmail.com)

812-568-3929