

RIVERBEND PROPERTY OWNERS ASSOCIATION

Board Meeting April 14, 2020

5:45 PM

Held via Zoom Conference call in accordance with COVID19 regulations

Call to order

Ken Jordan, President, called the meeting to order at 5:50PM. A quorum was declared with Dawn Lytle, Kim Gissendanner and Bennett Porche via video conference. In addition, committee chairs Ed Dyckman, Security Committee and Jim Campbell, Finance Committee were connected via Zoom. Meeting ran on Facebook live for property owners.

Old Business

- 1) Ken Jordan reviewed a notice sent to property managers and owners of short-term rentals advising that the Riverbend community would follow the county edict of no short-term rentals through May 15. All seem to be in compliance.
- 2) Ed and Lucy Dyckman provided an update from the **Security Committee** calling for Neighborhood Watch signs to be posted at each entry and a telephone tree created by area of the development in case of emergency. The telephone tree will only be successful if all homeowners participate in the Neighborhood Directory. This allows us to communicate quickly in case of emergency.
 - a. If you have not yet signed up for the Neighborhood Directory, please contact Susan Bonhotal with your information. Email: sbonhotal@hotmail.com
 - i. Printed directories will be available this summer.
 - b. Also discussed was the need for better online tracking of renters, vendors, and visitors. This should make the gate staff workload easier. Options are being explored including spreadsheet sharing through Google Docs. Further exploration and testing is needed before implementation.

New Business

- 1) Jim Campbell, **Finance Committee**, continues to provide the Board with a real time Income/Expense report combining all accounts and budget tracking.
- 2) Jim Campbell also volunteered the efforts of the Finance Committee to assist with recovery and/or lien process on delinquent property owners utilizing services of Black, Slaughter, Black legal firm as recommended by Cedar Management.
- 3) Dawn Lytle advised Cedar Management recognized the error in mailing of Annual Dues Notices in March and is prepared to issue a **second, complete mailing at no charge**. The new notices should be in the mail by April 20. *Please remember your early payment discount only applies to dues paid by April 30.*

- 4) Dawn provided an update on gate staffing as it relates to quarantine information issued by the governor. The gate staff will continue to work remotely, answering the gate line Monday – Saturday, 9AM – 5PM. It was decided due to lack of activity on Sundays (no vendors, no renters during quarantine) that gate staff was not needed to answer the 3-4 phone calls per day on Sunday. We will resume normal operations and a fully staffed gate house as soon as possible.
 - a. Dawn discussed witnessing two violations of tailgating through the main gate in the past week. One which required gate repairs. In looking at the location of the Do Not Tailgate sign, it is off too far to the right for most to notice as they look forward for the gate arm to go up. The Board agreed to purchase a new "*Gate Timed for One Vehicle*" sign which will be positioned where the stop sign is now at the gate.
- 5) Dawn provided an update on activity of the Beautification Committee which includes new minor landscaping/lighting of the front and new paint on all signs, the gatehouse, beach pavilion, and stain completion at the mailbox structure, compactor and pavilion. Thanks to all the volunteer hours, this spring clean up should be completed within two weeks while maintaining the recommended social distancing.
- 6) Dawn Lytle brought up the topic of many property owner requests which have been presented to the Board including all verbal agreements with the Birenbaums on not having to pay at all for adjacent lots, paying partial dues, etc. These were all unwritten rules and as an association and property manager, it would be impossible to track and validate these 'special deals'.
 - a. Dawn made a motion to allow owners to consolidate adjacent lots into a single parcel, motion was seconded and carried unanimously by the Board. The Board will now allow property owners whose dues are paid for 2020-2021 to consolidate no more than four lots with adjacent property lines and be invoiced beginning in 2021 as one parcel. We will allow the property owners up until 12/31/2020 to have the lots surveyed and recorded as one parcel. One parcel, one annual fee.
 - b. Instructions are attached for recommended surveyors and notifications required.
- 7) Kim Gissendanner has been unable to meet with road contractors for new work due to travel restrictions, so the Infrastructure Committee requested Dawn Lytle continue her efforts with the existing contractor while we continue the bid process. Road work has been completed on all 'hot spots' identified by property owners. We will begin heavy gravel deliveries in the coming 60 days as funds permit. The new white gravel noticed in several repair areas will be the gravel spread throughout the community.
 - a. If your road needs repair, please continue to send an email to: RiverbendPOA19@gmail.com for quickest response.
- 8) Kim Gissendanner provided an update on our web page in progress. There will be many more features added in the next 60 days but the web page is up and running. Please visit it at: RIVERBENDLAKELUREPOA.ORG


The more hits we get, the higher our web page goes up in search criteria when someone Googles *Riverbend at Lake Lure*

- 9) Bennett Porche provided updated financial condition of the association which follows at the end of this report. A special **THANKS** to all who have prepaid early dues – we have collected \$52,315 YTD against a budget requirement of \$70,000 or just about 75% of what we need to continue operations and provide necessary road work. Early pay discount ends April 30.

The next meeting will be held Tuesday, May 10 at 5:45PM. We will more than likely hold that meeting via Zoom due to recommended social distancing rules.

Meeting adjourned at 6:45PM

Accepted by

Kenneth Jordan  _____ Date 05/04/2020 01:14
PM EDT

Kenneth H. Jordan, President, Riverbend Property Owners Assn.

Bennett Porche  _____ Date 05/04/2020 01:13 PM
EDT

Bennett Porche Sr., Vice President, Riverbend Property Owners Assn.

Dawn Lytle  _____ Date 05/01/2020 12:30 PM
EDT

Dawn Lytle, Secretary/Treasurer, Riverbend Property Owners Assn.

Kim Gissendanner  _____ Date 04/30/2020 06:59 PM
EDT

Kim Gissendanner, Director, Riverbend Property Owners Assn.

Financial Update

March 31 – Cash On Hand

Wells Fargo: \$ 2,757.77

Carolina Trust: \$31,248.47

First Citizens: \$36,038.56

\$70,044.80

Prepaid Dues Collections March: \$20,815.00

YTD Prepays Collected : \$52,315.00 against \$70,000 budgeted (75% there!)

Delinquent Dues Collected March: \$ 3,383.00



Riverbend at Lake Lure

Riverbend Property Owners Association, Inc.

INSTRUCTIONS FOR COMBINING LOTS WITHIN RIVERBEND:

- 1) Only a maximum of four lots which have adjoining property lines can be combined.
- 2) Annual POA Fees for each owner lot must be paid in full for the 2020/2021 fiscal year with no delinquent dues from prior years. (i.e. An owner combining four lots must pay \$2,000 for 2020/2021 but will pay \$500 for 2021/2022 if all combining requirements are met.)
- 3) Once combined, lots CANNOT be separated per CCR's.
- 4) You must FIRST formally request approval to combine lots by letter including a one-time charge of \$250.00 per lot to the Riverbend POA, 117 Rainbow Circle, Lake Lure NC 28746. The Board will issue a formal approval letter.
- 5) The owner must contract with a surveyor to have lots surveyed as one parcel. These are two local companies:
 - a. True North Surveying.....828-817-4009
 - b. McIntyre Surveyors....828-287-0439
- 6) Surveyor or property owner must FORMALLY RECORD combined parcel survey with the County of Rutherford by December 31, 2020 to pay only one annual POA Fee (currently \$500) for the 2021/2022 fiscal year and future years.
- 7) Annual POA Fee removals will not be allowed for the 2021/2022 fiscal year and future years for combinations not recorded with Rutherford County by December 31, 2020.
- 8) Once combined parcel is recorded, email a copy of the recorded survey to:
 - a. Cedar Management – closings@mycmg.com
 - b. Riverbend Board – RiverbendPOA19@gmail.com