

Riverbend Property Owner's Association
Virtual Board Meeting Minutes
October 27, 2020

Current Board President Guy Conlan called to order at 6:30 PM AST

A quorum was declared with Guy Conlan, Liz Fister, Kim Gissendanner, and Bennett Porche present.

Old Business:

Guy explained the Town & Country (T&C) contract had been signed to legally hire T&C as Riverbend's POA manager. He also mentioned that Phyllis Wilson has replaced Patricia to help staff the front gate. He is also currently in the process of identifying the locations where speed bumps are needed.

New Business:

Liz indicated the following:

1. 245 tons of gravel has been added to roads in October and around \$7,500 will be spent this month.
2. Cost to replace Rainbow Circle front gate off Hwy 64 will be \$3,800 to \$4,400.
3. Currently waiting on bids from two contractors to replace and move the Buzzard gate. Currently two Buzzard residents disapprove the moving of the gate to the new location. Other Buzzard residents will have to be contacted to determine their stance on the new gate location.
4. Cedar has been uncooperative in the transition to T&C.
5. Suggested the possibility of raising the kayak storage rental rate. Board decided to delay decision to 2021 before the end of the current rental period.
6. More committee members are needed especially on the ACC committee.
7. Need to address the issue of members wanting to transfer property back to the POA.
8. Three bid proposal requests issued for Shannon's Walk culverts.
9. Still need to contact Craig Justus on his potential handling of common area acquisition.

Bennett indicated the following:

1. Emailed and spoke with Tracey Hines about the fees charged for the delinquent statements mailed. Requested copies of statements to verify the charges on the "Late Fee Income" statement. After the request, she indicated that she referred the request to the Vice President of Cedar. No response had yet been received from the Vice President.

Kim indicated the following:

1. We took control of Cedar's website around one month ago. That website has been redirected to our website.
2. Kim covered the various features of the website.
3. Continues to work with Liz and Guy on maintenance issues.

Guy indicated the following:

1. Trying to recruit ACC volunteers.
2. In the process of trying to create a list of marketable POA-owned lots to place on the website.
3. Ed installed beach signs and is working on stop signs.
4. Pleased with Dale Shields work.

Jim indicated the following:

1. As of 10/1/20 around \$240,000 in bank accounts.
2. Communication needs to be improved between real estate agents, attorneys, Cedar (T&C), and the POA board in dealing with property conveyances.
3. A "Grievance Committee" needs to be established in accordance with North Carolina Planned Community Act Section 47F-3-107.1.

Ken Jordan offered to contact all real estate agents with Riverbend lot listings to give them the new POA contact information.

Meeting adjourned at 7:15 PM AST


Guy CONLAN (Nov 4, 2020 18:43 EST)

Guy Conlan, President


Liz Fister (Nov 5, 2020 09:29 EST)

Liz Fister, Treasurer


Paul M Baily (Nov 5, 2020 11:00 EST)

Paul Baily, Vice President


Kim Gissendanner (Nov 5, 2020 12:40 EST)

Kim Gissendanner, Director


BENNETT PORCHE (Nov 6, 2020 10:13 CST)

Bennett Porche Sr., Secretary












Riverbend Board Minutes 10-27-20


Final Audit Report

2020-11-06


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 Agreement completed.

2020-11-06 - 4:13:04 PM GMT