

Riverbend Property Owner's Association
Virtual Board Meeting Minutes
November 24, 2020

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

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

Old Business:

Guy explained we are currently in the process of replacing the main gate at Hwy 64 and Buzzard's Place. Town & Country (T&C) is now our new POA manager effective 11/1/20. New rental rates for kayak and canoe storage will be addressed before the end of the current rental period. More storage racks will eventually be constructed.

New Business:

Liz indicated the following:

1. We received three bids for all gate hardware replacement at the main gate at Hwy 64 and on Buzzard. Overhead Door from Asheville reduced its bid to match the lowest bid. Overhead door's matching bid was \$18,820 for both main gate and Buzzard. The Buzzard gate will remain at its current location.
2. Christmas decorating will start the week of 11/29/20.
3. T&C has been great and will start sending out ACC violation letters.

Bennett indicated the following:

1. Bennett indicated that Vernon Kline with Cedar has been non-responsive to all emails and phone calls regarding the illegitimate charges for the delinquent letters prepared by Cedar.
2. T&C will handle all future correspondence with Cedar on the recovery of the charges.

Kim indicated the following:

1. New architectural rules are now on the website.
2. We are currently in the process of addressing the four paved driveways that are causing road damage.
3. Grievance committee is being formed.

Guy indicated the following:


1. We are currently working on delinquent accounts.
2. Ed is working on stop signs.
3. Brian Gulden with the Van Winkle Law Firm is currently working on a demand letter for common area transfer targeted to be mailed by Mid-December.

Jim indicated the following:

1. As of 10/31/20 around \$205,361 in bank accounts.
2. ACC fines cannot be assessed until approved by the Grievance Committee.
3. Currently forwarding deed conveyances to T&C and board.
4. Determine when T&C will mail welcome packet.
5. Will start to be more aggressive with Accounts Receivable collections in 30 to 45 days.
6. Cost evaluation must be performed before transferring employees from Riverbend to T&C.

Jeff Keenan had questions as to why Little Mirror Lake had not been cleaned up after the ice storm of a few years ago. Board explained that volunteers cleaned up the Big Mirror Lake. Jeff will obtain bids for Little Mirror Lake tree removal work and submit to the board for consideration.

Meeting adjourned at 7:01 PM EST


Guy CONLAN (Dec 1, 2020 16:57 EST)
Guy Conlan, President


Paul Baily (Dec 1, 2020 18:29 EST)
Paul Baily, Vice President


BENNETT PORCHE (Dec 3, 2020 09:19 CST)
Bennett Porche Sr., Secretary


Liz Fister (Dec 1, 2020 18:14 EST)
Liz Fister, Treasurer


Kim Gissendanner, Director