

Riverbend Property Owner's Association  
Virtual Board Meeting Minutes  
January 26, 2021

Calhoun Mayes III of Town & Country(T&C) called to order at 6:31 PM EST  
A quorum was declared with Guy Conlan, Liz Fister, Kim Gissendanner, and Bennett Porche present.

Calhoun introduced himself and indicated he has been in business 50 years with a construction and property management background. Indicated T&C is currently getting Riverbend's account in order working closely with Liz Fister and Jim Campbell. He indicated that T&C's function is to advise the Riverbend Board on best board practices, help manage the accounts receivable, and handle CCR violations. He emphasized the importance of obtaining current member contact information especially email addresses which is the primary means of communication. Members can go to the riverbendlakelurepoa.com website and select the "Contact Us" option to update their contact information with the POA. Updated contact information should also be emailed to Kristie Martin with T&C at kmartin@tcgrd.com.

Calhoun reviewed the POA's financial position as of 12/31/20 and indicated the following:

1. \$336,000 cash balance.
2. Approximately \$700,000 currently owed on 258 properties to the POA.
3. 45 members have a credit balance.
4. Contacted a couple law firms to help with collections.
5. Payment options will be offered with the ability to lien and foreclose on properties.
6. No outstanding bills.
7. Approximately \$211,000 spent from July 2020 to December 2020. Payroll \$26,000, Cedar \$44,000, T&C \$5,000 Roads \$68,000, Landscaping and Lawns \$9,000, Gates \$15,000, and Other Maintenance \$15,000.

Calhoun indicated that members should email questions to the board or T&C.

Liz indicated that 434 tons of gravel spread in January 2021. Members should use the POA website (riverbendlakelurepoa.com) to notify the board of road issues. New speed limit signs to be installed this week on church side. Attorney was hired in November and is currently working on common area acquisition.

Guy indicated that the front and back gate has been replaced and by the end of the week all gates should be functional.


Kim indicated that he would meet with George Desjardins on February 5, 2021 to develop a plan to change the existing and build new kayak racks. Rental cost will be increased to provide the funding for maintenance and new construction.

Calhoun stated that members contemplating physical property changes to buildings or land including landscaping must notify T&C. Kristie Martin at [kmartin@tcgrd.com](mailto:kmartin@tcgrd.com) is Riverbend's main contact.

Guy indicated that we are currently creating a new member directory. Members can go the riverbendlakelurepoa.com website and select the "Contact Us" option to update their contact information with the POA.

Bennett indicated he contacted the IRS to determine the non-profit status of Riverbend. IRS indicated that Riverbend is not a registered 501c4 and only must file the form 1120-H annually which is currently being done.

Meeting adjourned at 6:50 EST

  
Guy Conlan (Feb 1, 2021 17:50 EST)

Guy Conlan, President

  
Liz Fister (Feb 1, 2021 14:51 CST)

Liz Fister, Treasurer

  
Kim Gissendanner (Feb 1, 2021 16:24 EST)

Kim Gissendanner, Director

  
BENNETT PORCHE (Feb 1, 2021 17:29 CST)

Bennett Porche Sr., Secretary