

2021 Riverbend annual meeting

September 25, 2021

At 11:01 Guy called the meeting to order, Calhoun stated there were 32 attendees.

Guy welcomed everyone and asked that all comments and questions be held to the end.

Guy introduced the current board.

Guy Conlan, Liz Fister, Kim Gasendinger, Marvin Wallace, and Bennett
Porsche

Guy thanked Kim and Bennett for all that they have done.

Liz also thanked Kim and Bennett and listed a few accomplishments,

Formed committees:

Acc committee, Brian Brader, Ken Bonhotal and two new members. Thank you for the hours you put in.

Beautification committee: Eve and John Bunge. Plantings by the mailbox, guard house and entrance, painting the compactor surround and signs. Thank you for everything you do.

Security committee, Ed and Lucy Dyckman (previous), Wolfgang Kitner, Phillip Edwards current. Looking for additional volunteers.

Finance committee, Jim Campbell. Working with Town and Country to insure we have accurate financial information. Thank you, Jim, for the untold hours you put in.

Regular routine maintenance on roads. Culverts checked regularly and replaced if necessary. Roadside cuttings with one more this season.

Both front gates and rear gate at Buzzards replaced.

Added 18 Canoe and 8 Kayak spots, thank you Kim, Guy, George and Andy

We are continuing to work on securing our common areas and look forward to working with the new board.

Guy announced it was time to review the election results.

The candidates were,

Peter Shaw

Laura Van Cleave

Lloyd Kimble

Vinny Zicolello

Calhoun announced the results, there were 284 ballots returned with 234 needed for a quorum. The results were as follows,

273 – Peter Shaw

5 – Laura Van Cleave

26 – Lloyd Kimble

263 – Vinny Zicolello

Congratulations and welcome new board members, Peter Shaw and Vinny Zicolello

Jim Campbell congratulated the new members. Jim stated that the yearend financials were posted on the website. As of 9-24-21 we had \$362,000.00 in the bank. In 2019 when we took over, we had \$30,000 in the bank. With early payment of dues, we were able to operate from 10-19 till 6-21, 21 months with a negative balance of \$44,988.00. This will be the first year we will be able to meet our financial obligation and we are projecting a \$50,000.00 reserve. We are planning a financial review from a third-party auditing firm from our inception to

end of fiscal year 6-31-21. We will continue developing annual budget reports and report a quarterly budget variance.

Guy thanked Jim for his report. At this time Guy opened the floor for comments and questions.

Both Vinny and Peter thanked everyone for their support.

Question on combining lots:

Liz stated: anyone buying a lot from Vista auction can combine lots. \$250.00 fee with no limit and pay one dues. if not combined or adjacent \$125.00 for a vista lot purchased at the sale.

Guy stated we are looking to extend to existing lot owners. Please petition the board for review.

Jim Campbell stated he was looking at the listed lots to see who owns the adjacent lots. He commented on the possibility of doing something as a group. Also mentioned the auction was Nov. 5, at 10:30 on the courthouse steps.

Question, how do we operate without a budget?

Calhoun answered, we work off the existing budget till new budget is ratified. Should be in the next few weeks, then there will be a meeting to ratify.

Question: is there a deadline on merging lots?

Not at this time.

Question, possibility of a secure website

Calhoun stated that they are working on that now with new software.

Question, to Calhoun, do you have any clients using electronic voting?

Not at this time.

Question, is the POA looking to buy the lots on the left side of the guard house?

Looking at all options.

Jim stated that the POA owns about 20 lots now and are available if anyone is interested.

Liz stated if anyone is interested in any lots, send a request to Riverbendpoa@gmail.com

Question, can we assemble a group of lots and present to the county.

Recommend submit to board to formulate a list.

Question Calhoun, working with other POA's do you have examples of volunteer committees and committee charges or best practices rather than starting from scratch.

Don't have a lot but can share what we have.

Question, any update on the letter sent to Brian Gaines

We received a proposal from Mr. Gaines. We will distribute to new board members for review and keep the community informed.

Question, did Brian Gaines produce a bill of sale

Not at this time.

With no other questions, Guy thanked everyone for attending.

The meeting was adjourned.

