

# Riverbend Lake Lure Annual Meeting

## January 18, 2024

At 5:00 PM Guy called the meeting to order.

Guy welcomed everyone to the meeting and thanked them for coming.

A quorum of board members was present:

Guy Conlan – President

Pete Shaw – Vice President

Liz Fister – Treasurer

Vinny Zicoello – Secretary

Robert Campbell – Board Member

Results of Election. Term limits are for two years and are staggered. There were two terms expiring and two candidates. Calhoun (Town and Country) will check to see if we had a quorum to finalize the results.

The candidates were,

Ken Bonhotal

Peter Shaw

A quorum was established, and the candidates were elected. Congratulations to Ken and Pete

Guy provided an update on,

Bridge – passed inspection with recommendations for asphalt repair and headwall maintenance.

Dam – Failed inspection for trees and boat racks and no down stream action plan. Repairs have been completed and our action plan has been accepted by the state. Waiting for final inspection after repairs. A copy is available at the gate house.

Pavilion deck – The deck failed and needed to be replaced immediately. The \$26,000.00 cost was able to be paid with collections from liens.

Needs for upcoming year, Asphalt repair entrance road.

Calhoun reviewed the financial report.

Calhoun also mentioned the effort's of Jim Campbell to locate delinquent account owners or their heirs. He has been very successful with his effort's.

The board would also like to thank Jim Campbell for everything he has done.

Guy mentioned that with Jim's help we have collected unpaid dues on numerous lots and filed liens on an additional 143 lots. We will continue to file liens on delinquent accounts

Liz Fister mentioned that we have started foreclosures and will continue going forward.

Liz also mentioned that a list of Riverbend lots is located on the official Facebook page under files, and homeowners can purchase lots next to theirs and combine.

The board would like to thank Dan Laplaca for allowing us the use of his building.

### Q&A

Some questions that were asked.

Mirrors at some blind curves on Raven

Possibility of stone and oil for roads

Pot holes on Pelican

Bulk trash Dumpster

Emergency exit from Starling

Light at mailbox

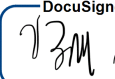
Deck flush with concrete.


Dues due Jan 1. – dues changed from fiscal year to calendar year for accounting purposes

Method of bad debt reporting – Calhoun to correct report

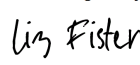
Cutting weeds on side of roads

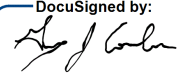
Gate at Pelican entrance

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