

Meeting of the Riverbend Board of Directors

Wednesday November 10, 2021

17:30 - Riverbend Pavilion

Summary of Proceedings

Meeting called to order at 17:30

Board Members Present: Guy Conlan, Liz Fister, Pete Shaw (Via Phone), Marvin Wallace, Vinny Zicoello

Board Members Absent: NONE

Quorum confirmed by Guy Conlan

Community Attendees = 21

Guy introduced the new board members: Pete Shaw - Vice President & Vinny Zicoello - Secretary.

September Annual Meeting Minutes approved by the Board - Motion by Liz and seconded by Marvin. Approved by all board members.

Old Business:

- The maintenance of the roads continue on a regular basis, with focus of some areas that require additional maintenance.
- The rear sparrows gate is having some sensor issues. This is the easiest gate to force open. It will be looked at and fixed in the morning.

New Business & Community Comments:

- The tax sale of the foreclosed properties took place in Rutherford County on November 5th. One Riverbend homeowner placed a bid on the entire lots. As of 11/10 there have been No Upset Bids. The upset period end on Monday 11/15 @ 17:00.
- Guy will followup with Highlands Board with respect to their process and procedures.
- Town & Country Property Management has a new Portal for Riverbend Community. The access is secure for some of the following but not limited to, Financials, Dues Payments, Voting, Maintenance Requests.
- The board will be looking into when and where future meetings will take place. Either monthly or quarterly, possibly in person at the Library (library has unreliable wifi), for zoom meetings.

- ATV's on our property. Street legal ATV's Research needs to be done to determine if any issues exist with use on our roads. If ATV's or Golf Carts will be allowed on our property and Ordinance and rules will need to be implemented. Possibly reach out to current residents for their thoughts and comments on this issue.
- Town & Country reached out to the board asking to look into changing the POA to a Calendar Year reporting. Currently we are on a Fiscal Year. If moved to a calendar year, would require residents to make a 6 month payment then a full year payment of dues in January (Payable by March ??). Research on changeover and agreement needs to be made as to when payments will be due. This is only a request at this time by T&C and NOT a requirement. Board will research what is best practice and for our community.
- The POA is on a two year old Operating Budget. The board will need to ratify a new budget. No changes are needed at this time. We are looking at having a reserve in place for emergencies and unexpected expenses. We are currently 1 short of 800 paid members of our community. Some past due properties are members who have past away and their families are not aware of the property. We continue to try to find families and collect past maintenance.
- Map of the Community and Roads: Guy is working on identifying all the lots and their numbers.. The county will be giving us the colored maps for the auction.
- There are lots for sale in our community. We will need to get the list of 24 lots for sale published.
- Boat Racks: There are only 3 spots left on the racks. May need to limit the rack spots to two per homeowner. We are looking at building additional racks. George has been doing an excellent job maintaining the racks.
- AT&T Fiber: Currently AT&T placing fiber in our community (phase I) that is within the Lake Lure city limits. We are not sure of the timing or plans for the remainder of the Riverbend property.
- The board needs to get the Convenance modified by updating the wording for easier understanding.
- Logs on the roads: the logs that are on our roads will be bush hogged on 11/11.

Committee Reports:

- No Reports were given at this time.

Meeting Adjourned at 18:13