

Riverbend Board
Meeting

Tuesday May 03, 2022
18:02 - Riverbend Pavilion

Summary of Proceedings

MINUTES:

A. **Meeting Called to order:** @ 18:02 = (30 attendees in person, including Board Members)

Board Members Present: Liz Fister, Guy Conlan, Pete Shaw, Marvin Wallace, Vinny Zicoello

Board Members Absent: None

B. **Establish a quorum:** = Yes

C. **Approval of January 25, 2022 Minutes:**

Motion to approve by: Vinny Zicoello

2nd by: Marvin Wallace

ALL In Favor = Yes - The minutes were approved.

D. **Old business:**

a. Tax sale of 316 lots is complete. A Riverbend Homeowner's Bid was approved for all the lots.

b. Reach out to the Thomas' if you want to purchase any of the properties from the tax sale.

c. Deeds must be registered with Rutherford County.

d. **Liens:** 243 properties who have not Paid dues had liens placed on them. To date \$23,000 in past dues have been collected.

a. Some were not deliverable due to bad or incorrect address.

b. Jim Campbell will be working on the list of undeliverable.

E. **New business:**

a. Entrance Gates: New gates and cameras have been installed at the Sparrows Way and Starling entrances.

b. The camera system is wifi and ready for internet access. Waiting on access for internet (6-9 month target date from ISP)

c. **Common Area:**

a. Still working on securing the front lots along with the common areas.

b. POA has petitioned with the court to get those common areas.

- c. There will be a Hearing in June with the county to pay back taxes - this would allow the POA to place a lien on them. Estimated to be over \$12,000 in back taxes.
- d. Working on acquiring Lots #75 & #76.
- e. Pursuing getting ALL common area lots. Board working with the attorney.
- f. After common area lots have been approved, we will be adding additional mail boxes.

F. Website Update:

- a. Reflective Home Address sign are available from the Bills Creel Fire Dept. The link for the application is on the front page of the Riverbend Home Page. There is a donation tot he fire dept.
- b. Kim G. And Vinny will be working together to redesign and update the website
- c. We will be researching the possibility of having Town and Country Host and maintaining the website. Providing additional capabilities for secure access to confidential information accessible only to Home/Property Owners. In addition to enhanced features.

Committee Reports:

- a. Finance: Reports will be included in the minutes, in addition to being available on the Facebook Page.
- b. Security: Looking for volunteers for the security committee. Contact any board member if you're entered in joining the Committee.
- c. Beautification: Thanks to everyone who volunteered to work on the from gate. Especially thanks to the John & Eve Bunge !
- d. ACC: There are new maps, with lot numbers, available at the front gate. Thanks to Brian Brader for updating and providing the maps.

Other:

- a. Poker Run/Pot Luck Event. May 21st. Poker Run @ 4pm and Pot Luck at 6 pm. \$10 entry fee. 40% to the pot luck and 60% to the animal charity. BYOB !
- b. You can combine adding lots for \$250 fee.
- c. Bills for annual dues July 1st.
- d. POA has approximately \$50,000 in RESERVE !

TO DO LIST from Meeting:

- 1. Revisit the potential approval of Golf Carts allowed in Riverbend.
- 2. DO NOT FEED the Canadian Geese. Look into signs "Do Not feed the Wildlife" At the Beach, other Areas?

3. POA Financial Audit: Riverbend had a preliminary review. Need to plan an Audit this year.
4. Dam is washing away near boat racks. Work needs to be done.
5. Move to Calendar Year (Jan-Dec) Fiscal year? Community will have option to pay 6 month of dues or the entire year and a half.
6. Covenants need to be updated. Requires 75% vote from owners in Good Standing. SEND OUT notice with the Bills?
7. Buzzards: Need sign at back gate. "Residents Only"

Next Meeting:

TBD

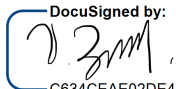
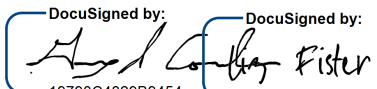
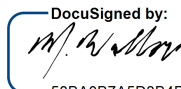
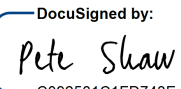
Adjourn:

Motion by: Marvin Wallace

2nd by: Pete Shaw

ALL In Favor = Yes

Meeting Adjourned @ 18:46

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