

# RIVERBEND ANNUAL POA

## Meeting

Saturday - September 24, 2022  
16:02 - Riverbend Pavilion

### MEETING MINUTES:

- A. **Meeting Called to order:** @ 16:02 = (49 + - attendees in person, PLUS Board Members that were present at the meeting)

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

**Board Members Absent:** Liz Fister

Calhoun Mays President of Town & Country was also present at the meeting:

Town & Country

132 West Cambridge Ave.

Greenwood, SC 29646

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

- C. Guy Conlan Introduced the Current Board of Directors & Management that were present at the meeting.

- D. **Report the Results of the Board Election:**

Guy Conlan - Reelected

Liz Fister - Reelected

Robert Campbell - Elected

- E. **Reviewed the Previous Year's Activities and Accomplishments:**

- Acquired ALL the common areas.

- Purchased the two front lots.

- Purchased the lots across from the front gate.

- POA has partial ownership of the Barn.

- Replaced entrance gates.

- Cameras were install at the gates.

- Internet (Pangea) service will be installed at the gate house and the church side.

- Road Improvements and Culverts have been done on several roads and continue as needed.

- Started collections on non-payments of dues & fines - Liens will be placed on lots that are not current ( Liens on lots have a 3 year expiration).

F. **Review Plans for the Upcoming Year:**

- Paving of the road from the main gate to the bridge.
- Contacted the state of NC and Odem Engineering for review/assessment and inspection of the Dam ( State inspects the Dam in NC every 5 years).

G. **Review of the Association Financials:**

- Calhoun reviewed the finances (Balance Sheet & Budget Comparison previously sent to everyone).
- Review of the financials are being done by an accountant. The financials that are being reviewed is from when the POA acquired control from the developer. Waiting on accountant to complete the review.
- Next Year Fiscal Year End will be on 12/31. Starting 2024 the the fiscal year end will be on a traditional calendar year end.
- The budget ratification was part of the meeting, and there were no objections to the budget. Questions were answered for further clarification.
- Financials will be a regular report on the portal for access.

H. **Present a Recommended Amendment of the Declaration:**

- Changing the required 75% to 67% of Owners to Amend the Declaration.
- We need to get this started and the community aware of the importance.
- The community needs to start thinking about it and be prepared to vote in favor. Other communities in NC and SC have adopted the 67%.

H. **Other:**

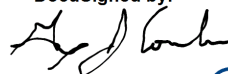
- The following thanks and accolades were given by various members of the community:
  - ACC Committee has done a great job !!
  - Thanks to Jack and Mary Thomas for all they have done for the community and the purchase of the lots.
  - Thanks to Jim Campbell and Bill Fuller for all their help and support with the purchases of the auctioned lots.
  - Thank you to the Board for all they have done and doing what they do.

**Next Meeting:** Tentative Date: TBD

**Adjourn:**

ALL In Favor = Yes

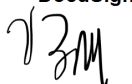
**Meeting Adjourned @ 16:54**

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