

Meeting of the Riverbend Board of Directors

**Tuesday January 25, 2022
17:30 - via ZOOM**

Summary of Proceedings

MINUTES:

- A. **Meeting Called to order:** @ 17:33 = (51 attendees online via zoom)
Board Members Present: Liz Fister, Guy Conlan, Pete Shaw,
Vinny Zicoello
Board Members Absent: Marvin Wallace

A moment of silence was observed for George Desjardins due to his passing. He was a respected member of the community and had been involved in many activities supporting our community and grounds.

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

- C. **Approval of November 10, 2021 Minutes:**
Motion to approve by: Vinny Zicoello
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. Future meetings – the meeting in April may be held at the pavilion or via zoom virtually due to Covid \. meetings will be virtual
- c. ATV, Golf cart use on property is under review. Marvin is researching the rules and regulations from other communities (Rumbling Bald, Et.) for evaluation and determination.

E. **New business**

- a. Results of tax sale: The Thomas' have won the bid for all the lots. The county cleared the property and waiting on securing the Title Insurance. Those individuals on the list that are interested in purchasing any lots will be contacted to be able to procedure with the purchases. Anyone interest in purchasing lots should send an email to the Board email.
- b. Snow event: The roads were cleared as quickly as possible.

- Repairs and additional stones are needed to be done on the roads.
- We did well during the storm and ALL the roads were cleared at least once.
- We need to get a list of all Full Time Residents so we can attempt to clear those roads first during a storm.

c. The List of full-time residents will assist us in order to establish a plow schedule if possible

Dale, Crew and two of our residents did a GREAT JOB!!! Thank You!!

d. Architectural Control:

- Pete Shaw has taken the lead on this committee.
- The committee is working with volunteers as additional support.
- We are moving forward on any violations.
- We are giving everyone One (1) Year to complete their exterior, on new construction.

Property Dues: - We started filing liens on delinquent dues. Owners need to own up to their responsibilities, otherwise risk potential foreclosure on the property.

F. **Update on new portal from Town & Country:**

- Calhoun Mays form T&C has informed everyone that the new portal was live since November 2021.
- You will require an email to log into the portal.
- Contact T&C if any issues from the portal.
- The portal allows Payments (fee if credit card) checks can continue to be mailed to a lock box; work orders are tracked and status;

etc

- A calendar of events can be added

Other:

- Jim Campbell's report will be in our newsletter. He will have a delinquent account listing.

- Four (4) Common Areas have not been turned over. It can't be taken away from us or restrict its use.

- The ordinance for golf carts is under review and nothing is currently in place. We are looking into what other communities are doing. The types of vehicles allowed. How to monitor its use.

- Status of homeowner's trees placed in the cul-de-sac are being removed. The new homeowner is aware and had already started removing those trees. They can contact the board if any questions/issues/help is needed. The homeowner will continue cleanup this weekend.
- Camper/Trailer rules: If it's a designated camper/trailer lot, an application needs to be sent to the ACC Committee.
30 days permitted vs Designated
Need to know which lots have campers/trailers
- We need to get phone numbers on file to be able to check on neighbors, to assure everyone/everything is OK.
- The Board needs volunteers for help:
Email the Board if interested in doing any committees
We Can Use the Help!
- Riverbend Website Security: This need to be researched and there is potential to have confidential documents (Insurance, etc.) posted to the T&C Portal for secure and resident access only. The board needs to determine next move.
- Updated Riverbend documents can be found on the website.
- Need to add a link for T&C on Riverbend website.

Next Meeting

April 26, 2022

If not held at the Pavilion, it will be virtual (zoom), also looking into the use of the Firehouse.

Adjourn: Meeting Adjourned @ 18:06

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Liz Fister
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DocuSigned by:
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DocuSigned by:
D. M. Zell
671DFA84185D42D...

DocuSigned by:
Pete Shaw
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DocuSigned by:
Guy Conlan
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