

Riverbend Board
Meeting

Tuesday July 26, 2022
17:04 - Riverbend Pavilion

Summary of Proceedings

MINUTES:

A. **Meeting Called to order:** @ 17:04 = (17 attendees in person, PLUS 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 May 03, 2022 Minutes:**

Motion to approve by: Pete Shaw

2nd by: Marvin Wallace

ALL In Favor = Yes - The minutes were approved.

D. **Old business:**

- a. Common areas: The POA has acquired all common areas along with the two front lots which contain the mail boxes and compactor.
- b. Gaines has 17 lots remaining to be sold. Any not sold after three years will be given to the POA. The common lots acquired from Gaines that were turned over to the POA, where Gaines was given a three year moratorium on POA dues on his current lots.
- c. Trash and Gate House lots were acquired by the POA.
- d. The lots by the Swimming Hole are now owned by the POA.

E. **New business:**

- a. New gate has been ordered to replace the gate at Pheasant. Estimated to be read for install Mid August.
- b. New gate arm has been ordered for the starling gate. (broken by a vender). The vendor will be paying for the gate.
- c. We will be looking to add additional mail boxes for our residents.

F. Website Update:

- a. Met with T&C to assist with the website hosting. T&C does not host websites. They will post sensitive documents (Homeowners & Property Owners Eyes Only) on their website. Homeowners & Property Owners can view these documents through the T&C Portal. We are waiting on T&C for pricing and procedures.
- b. Kim G. And Vinny will be working together to redesign and update the current website for external information.
- c. Liens on delinquent accounts have been filed with the county. There are 170 liens in place for those Vacant lots. The next step would be to proceed with foreclosure.
- d. A CPA with the accounting firm is going to do a full review of our financials. This is Not an Audit.

G. Committee Reports:

- a. Finance: Jim Campbell provided a recap of our finances.
 - a. Since Nov 2019 Jim has been reviewing the financials monthly.
 - b. A/O July 26th 2022 743 lots/homeowners have paid their dues and are current.
 - c. A/O July 26th 2022 we have a cash balance of \$361,589.
 - d. The board was provided with last years operating budget, in order to finalize the current budget with proposed accruals for maintaining operations, upgrades and repairs.

H. Other:

- a. Upcoming election: tentative date September 24th.. There are three terms up for election. If you would like to run, please submit a resume by Aug. 19th.
- b. Also on the ballot; In order to amend the covenants a 75% vote is required, recommend change to 66.6% (2/3) of membership. This will done in order to be able to assist any necessary changes to the CCR.
- c. The annual dues will be changed over from fiscal to calendar year starting January 2024. The will help us with our financial reporting process and the property management company.
 - a. The 2023 dues will be due in July for July through December and the dues dues will be \$250.00 (6 Months).
 - b. The 2024 Dues will be due in January 2024 for July through December 2024 and the dues (we currently do not anticipate any increase at this time, but could change based on needs/ circumstances) will be \$500.00 (12 Months).
- d. Look into future board meetings to be on Zoom including in person.
- e. The ATV/Golf Cart policy: Regarding ATV and golf carts the Board explained ATV's will do too much damage to the roads and cannot be allowed. We researched golf carts and the rules/laws required. Golf

Cart rules would require the policing of the rules/regulations. The rules are simply too big of a can of worms, and the Liability to the community too great, therefore we decided not to allow golf carts.

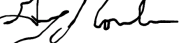
Next Meeting:

- This meeting will be including the election process for those offers terms who will be expiring.
- Tentative Date: September 24th 2022

Adjourn:


Motion by: Pete Shaw
2nd by: Marvin Wallace
ALL In Favor = Yes


Meeting Adjourned @ 17:28

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