

**River Place POA
Member Meeting**

Meeting Minutes
12/04/2106

Opening:

Meeting of the River Place POA Board and Members was called to order at 1:35 PM on 11-12-2016 by Mark Fly at 7575 River Ridge Dr.

Only 3 active board members were present:

- Mark Fly
- Truitt Niemeyer
- Paul Bedard

All other members present are listed below for reference

A) Opening Discussion

1. Introduction and welcome by Neil Nugent
2. Overall Expectations of this meeting - Mark Fly
3. Budget Discussion - Truitt Niemeyer
4. Voting of new Board Member which was unanimously approved per each as reflected in Section B:
5. In lieu of adding additional members due to small community, Mark Fly suggested that the ACC (Architectural Control Committee) be consolidated into acting board members going forward. This was voted on and approved.

B) Election of Executive Officers

After voting, present member agreed to the following assignments for the 2017 term:

- President and ACC- Hank Robertson
- Treasurer - Truitt Niemeyer
- Secretary - Mark Fly
- Member at Large 1 and ACC (Grounds/Facilities) - Josh Dobson
- Member at Large 2 and ACC- Charlie Rathke

C) Old Business

1. There was a considerable amount of old business to discuss. It was obvious that POA communication had dwindled to almost non-existent. Members were frustrated, confused, and unaware of who to even contact as per following examples;
 - 1.1. Who to pay dues to.
 - 1.2. The amount of dues
 - 1.3. Where the common areas are located
 - 1.4. Current Map of Plats
 - 1.5. Budget

D) New Business

1. Safety was a major discussion and the following items were discussed:
 - 1.1. Children Slow Signage
 - 1.1.1. All agreed but no voting as discussion moved on.
 - 1.2. Camera(s) at Front Entry
 - 1.2.1. **ACTION: Hank Robertson to investigate options and provide proposals to Board to consider budget and approval**
 - 1.3. Entry Gate at Front Entry
 - 1.3.1. **ACTION: Josh Dobson to investigate and provide information to the board**

regarding:

- 1.3.1.1. **Legal issues**
- 1.3.1.2. **Ongoing Maintenance**
- 1.3.1.3. **Design and Budget concerns**
- 1.3.1.4. **Overall practicality**
- 1.3.1.5. **Confirm if in place County will no longer maintain our roads**
2. Cows and Horses entering from adjacent properties
 - 2.1.1. Some members mentioned to call Sheriff when this occurs.
 - 2.1.2. Bart Munro pointed out that it is not a legal requirement for adjacent property owners to keep their livestock, but rather for us to provide adequate fencing to keep livestock out at our own expense.
 - 2.1.3. Mark Fly suggested members not to call the Sheriff for such non emergency issues. But rather they call Mike McCleary instead.
 - 2.1.4. Mark Fly stated that it is the member's right to call the Sheriff but more of a community courtesy to call Livestock owner and his comment was not meant to dissuade them from doing so
 - 2.1.5. **ACTION: The Board will need to review for priority and budget and inform members if perimeter fencing is needed.**
3. Budget
 - 3.1.1. Budget is over a year behind and in disarray.
 - 3.1.2. **ACTION: Truitt Neimeyer to review and update within 60 days and Board to send out revision upon reconciliation.**
4. When to schedule POA Meetings
 - 4.1.1. Members agreed Board should hold Quarterly or additional if needed.
 - 4.1.2. Members agreed Annual meetings would be adequate or additional if necessary due to unforeseen circumstances
5. POA Board and Member Communication:
 - 5.1.1. How Board and Members communication more efficiently.
 - 5.1.2. **ACTION: Mark Fly is investigating some POA SaaS software to assist in everyday communication, document access, payment of dues and trash, polling, board and member meeting scheduling, and more within 60 days and present options and cost to board and members for decision and implementation.**
 - 5.1.2.1. It was asked be several it be easily accessible, secure, and mobile friendly
6. Landscaping Concerns
 - 6.1.1. Mention to New Homes as well as property maintenance
 - 6.1.1.1. No current documentation was at the meeting to confirm
 - 6.1.1.2. **ACTION: Mark Fly was to provide digital access to the most current documentation to all owners within 30 days.**
7. New Roads and Development proposed by the County, or College Station.
 - 7.1.1. Many voiced concerns regarding future growth, roads and more in our immediate or adjacent area.
 - 7.1.1.1. **ACTION: Mark Fly to obtain as much official information and provide to members**
8. Kristin Wilson asked about having decorations on Light Poles for Holidays.
9. **ACTION: Josh Dobson to check on conditions of the lights poles and outlet to assure they are all working. Decorations will be discussed at next meeting and sent out to members for Budgeting and Approval**
10. Clean Front Entry Stone
 - 10.1.1. Mark Fly asked if anyone would be against soda or power washing of the front entry
 - 10.1.2. No vote was taken but Board will discuss and approve as long as there is no cost.
11. Depleted Decks at Ponds
 - 11.1.1. Paul Bedard requested that those with Boat Docks/Decks at Ponds to clean them up if they are in unsatisfactory condition.

- 11.1.2. This was discussed and is part of the Rules and Regs for all to follow.
- 12. Dogs in Community
 - 12.1.1. Mark Fly asked if there were any current issues with Dogs in the community and none were presented
 - 12.1.2. Benjamin Belov asked if the possible POA Software could include a Library of all members animals in the event one is lost or found
 - 12.1.3. No vote was taken.
 - 12.1.4. **ACTION:** Mark Fly to review this in the software evaluation
- 13. Board Member Role Descriptions and Responsibilities
 - 13.1.1. **ACTION:** Board to review and confirm each role.
- 14. Holiday house and yard decorations
 - 14.1.1. No formal complaints were made but there was discussion
 - 14.1.1.1. It is determined all current at the date of meeting were in compliance and no action is necessary.
- 15. Overall Restrictions and Violations
 - 15.1.1. Mark Fly mentioned as a courtesy to police your own property before complaining about others but not to dissuade any member from coming forth with any violations or complaints as it is a right all members have.
 - 15.1.2. Mark Fly asked if there were any other issues, complaints, or other items before adjourning.
 - 15.1.3. None were brought forth

F) Next Meeting Dates and Time

- TBD and sent to all Members

G) Adjournment

At approx 2:45 PM, Mark Fly motioned to adjourn the meeting, Fred Bayliss seconded it.

Present:

Mark Fly
Truitt Niemeyer
Hank Robertson
Josh and Belinda Dobson
Alex and Kristin Wilson
Jason and Kristin Devore
Tim and Michelle Kylbnen
Neil and Melissa Nugent
Bart Munro
Fred Bayliss
Charlie and Anne Rathke
Todd Graham
Judy Spohn
Paul and Keri Bedard
Jeri Flasowski
Brandon and Rebecca Huggins
Glen and Lori Lemons
Carl and Cari Svajda
John Schaffer
Cheryl Clements
Benjamin Belov
Sarah Barr