

RIVERWATCH HOMEOWNERS MEETING

Piankatank Community League

July 25, 2016

The meeting was called to order @ 6:20 pm. Board members present were Lee White, Ryan Cookson and Carol White.

Non-Board members were Danny and Mary Hunley, Jennifer and Forrest Jordan, Rusty and Shelley Balderson and Mike Atlee.

Treasurer's Report

Lee presented the Treasurer's report on behalf of Marsha Westfall. A property that is in arrears has made a substantial payment toward an outstanding balance. Ryan made a motion to accept the Treasurer's report as presented, Lee seconded motion, all in favor and motion passed.

Owner Comments

No comments noted.

Minutes

Carol read the minutes from the February 26, 2016, meeting. There were no corrections. Lee made a motion to accept the minutes as read. Ryan seconded, all in favor and motion passed.

Unfinished/Old Business

Vehicle Decals – No Report

Architectural Guidelines – The new construction of East West located on Riverwatch Dr. is in compliance with the landscaping guidelines.

Gates Locks – The small pedestrian gate is now working. The large gate has a lock which can be opened for large events. Contact Management for the code. Before the locks were re-keyed/replaced there were keys floating around and no one knew had a key and who didn't. Therefore, over the winter someone went into the bathroom(s) after they had been winterized and used them leaving a BIG

mess. If someone is willing to oversee the pool upkeep they will have the code to all locks. Until that time the code will be in the possession of one person and Community Partners of VA.. The code may be changed occasionally to keep vandals out.

Committees – Anyone interested in serving on a committee (Architectural, social, landscaping, pool/pavilion) should contact a Board Member or Community Partners of Va..

Walking Trail/Bridges Repair – Beth received a letter from East West expressing an interest in participating with the repair of the bridge over the marsh. East West has requested a copy of any quotes we have received. At this time we have received one estimate which will be sent to East West for review.

Reserve Study - Criterium has a couple of items to review and will submit the final copy of the Reserve Study soon.

New Business

Pool Rules/Pavilion Application - The pool rules and regulations along with the pavilion application are being revised. As soon as we have them approved by the Board, Management and reviewed by an Attorney we will have them uploaded to the website. The Board opted not to require ABC license if alcohol is available. Once the final revision of the rules and regulations are complete the Board will vote whether to accept them.

2017 Budget - Beth is in the process of preparing the 2017 budget. The budget will be completed once we have the final copy of the Reserve Study.

Inspection Procedures - The HOA is in need of an Architectural Guideline committee. This committee would ensure the HOA covenants are upheld and review request for changes/additions to property. If anyone would be willing to head up or serve on this committee please let Management or a Board Member know.

Request of Owner – An Owner reserving the Pavilion has requested a full or partial refund for the rental of the Pavilion as they did not have use of the kitchen or outside lights. As the property Owner did not make an attempt to obtain the code/key to the facility the Board concluded this issue is between Community

Partners of Virginia and the Owner as the Management Company handles the rental of the facility. The Board unanimously voted that a refund was not in order.

Adjournment – Lee made a motion to adjourn the meeting at 8:10 pm, Ryan seconded, all in favor, motion passed.

Respectfully submitted,

Carol White