

RIVERWATCH HOMEOWNERS ASSOCIATION

BOARD MEETING 6:00 PM

APRIL 24, 2017

Meeting called to order at 6:00pm by Mike AtLee President

Board members present were Mike AtLee, Cathy Lee Putnick and Karen Schenck.

Non Board members were Tom and Chantal Walsh, Mary and Danny Hunley, Carol White, and Pete and June Mancini.

Mike AtLee prepared and passed out an excellent power point presentation for all to follow.

Minutes

The minutes from March 20, 2017, were read and approved by a motion made by Karen Schenck. Cathy Lee Putnick seconded, all in favor, motion carried.

President's Report

Karen Williams has volunteered to sit on the board until the next election. The Board is still in need of one more volunteer until the next election in March of 2018; since two members resigned prior to the end of their term.

Mike AtLee reviewed a list of current concerns of the neighbor:

- Beautification the main and back entrance.....this will be completed in the fall.

- Fixing the ruts made by the snow plow and construction vehicles....Mike discussed with VDOT.

- Lack of internet services....Mike discussed the short term solution.

- Relationship with East West.....home built to close to the street.....Mike announced he had scheduled a meeting with East West and our board on May 9th. Mike asked for anyone to bring additional concerns forward and the concerns would be discussed at the meeting.

Some concerns during the meeting brought up by the members were as follows:

- Rules of construction should be uniform and consistent

- Cove Point home....does the new home meet the required square footage and set back regulations

- When does East West lose control of the design?

- Our architecture board should be involved in the new home design

- Walking Trail Bridge and maintenance

One of the goals of the new board is continued communications and over communications

Mike sent an email out and will continue to update between board meetings. We need more emails to keep everyone informed. The board will work on producing a neighborhood directory.

Actions by the Board since March 20, 2017

Contract for the pool completed and on schedule to open on schedule May 21, 2017; pool will be cleaned twice a week.

Contract for common grounds completed with an addendum to keep the trail groomed; this was added with no additional cost.

Plans being designed to enhance the main and back entrance; this will be completed in the fall.

Contract for the bridge repair to start soon; the contract was signed off by Lee White and was awarded to Jeff Watkins.

Insurance policy being reviewed.

Architectural Review Board (ARB) identified; Nancy AtLee (Chairman) and Danny Hunley .They will meet in the near future.

Social Committee identified; Cathy Putnick, Amy O'Neil, Loretta and Karen Schenck.

Master Negotiator for capital expenditures of 500 dollars plus; Pete Mancini

Meeting Schedule with East West; scheduled May 9th in Richmond.

Completed review of current financials; board met with Beth in Yorktown.

Building a calendar for the year; working /ongoing published on the web site.

Looking at adding a picnic table and bench on the dock; this will give better usage of the dock.

Carol White suggested a pressure treated picnic table and Danny does not want a trash can on the dock.

Looking into automobile stickers for residents in Riverwatch

Old Business

Committees (social and ARB)

Both have been established

Internet Services

Work in progress Verizon now offering unlimited data

New Business

Pool rules and usage (number of guests)

Discussion was held on the number of guests. Karen Schenck made the motion to go to six and Cathy Putnick seconded.

Board Positions/ nominations

Still looking for one more volunteer to sit on the board until next election March 2018

Continental Pool Contract

Completed

Addendum to Landscape contract

Landscapers will now keep the trail groomed at no additional cost negotiated by Mike AtLee

Owners Comment Session

Carol White questioned whether the numbers on the entrance signs are good contact numbers.

Danny Hunley questioned the lights under the ground at the main entrance not working.

Tom Walsh reported a steel cable running at Bay Port on the trail. He also stated there are two trail sites marked on the map but not in the neighborhood.

A lengthy discussion was held on why we pay the Landscapers to cut the assessments when

homeowners cut their own. Should a special assessment be enforced to the lots that the Landscapers cut?

Tom brought up the Architecture rule that a lot is sold the owner is required to maintain to the center of

ditch. VDOT has 25 feet from the center of the street.
A discussion was held on... do we have Landscapers or grass cutters? Do they do any weed preventions?
Pete asked will the Landscape plans for the fall be available for review?

Treasures Report

Cathy gave a line by line detailed report on the financials.
\$21,396.01 money rolled over from 2016
\$4,902.11 under budget right now

Next Meeting

July 24th 6pm at the pool
Stay tuned for details

Meeting Adjourned 7:52 pm