

RIVERWATCH HOME OWNERS ASSOCIATION  
Board Meeting 6PM  
October 23 2017

Meeting called to order at 6pm by Mike AtLee President

Board Members Present Cathy Lee Putnick, Karen Williams, Mike AtLee and Karen Schenck

Non board members Present Carol White, Chantel and Thomas Walsh, June and Pete Mancini, Danny and Mary Hunley, Loretta Knauth and Nancy AtLee.

Mike AtLee prepared and sent out prior to the meeting an excellent presentation for all to follow.

**Minutes**

The minutes from July 22 were read by Karen Schenck. Under owners open comment period Carol stated she did not say we should hire someone else to handle the negotiations and Beth's contract comes due in January. Mike stated it is an evergreen contract.

After the corrections noted Cathy approved the minutes and Nancy seconded, all in favor, motion carried.

**Presidents Report**

Mike reviewed the original list of community concerns as documented in the presentation.

Under relationship with East West

Pete Mancini brought up the concerns with a home being built 200 feet from the road. Pete questioned is this stated in our bi laws?

Under neighborhood communications

Mary Hundley stated she would like to have a list of the owner of each lot. Mike stated he could get that for her.

Mike highlighted some of the activities that have occurred since March 20<sup>th</sup> in the presentation.

5k walk/run race to support the Special Olympics of Virginia was a success. Mark your calendars for 2018, the race will be held on June 23 with the fun run starting at 6pm and the 5k will start at 6:30pm.

Storage Yard rules and requirements; the yard is not for junk. A management form will be developed and be required to be completed for items in the storage yard.

Lights are not on at the main entrance.

Mike reviewed East West communications update and informed everyone Riverwatch Drive has been accepted into the VDOT system. Loretta explained the 2 spaces by her lot is where the snow will be piled when needed. Loretta also inquired as to how many lots are for sale. Mike responded 20.

Mike reviewed the Cox cable actions and internet solutions.

Mike reviewed the purpose of the Riverwatch decals and the required placement.

Pool will open May 19, 2018

### **Financial Report**

Cathy gave an excellent and detailed report on our financials.

Some of the highlights were as followed

We are in good financial position

Community Partners credited us 1000 dollars going back to 2015

There will be no increase in the 2018 budget

We have funds for an audit and tax prep in our budget for 2018

The contract with Community Partners goes up 3 percent

Cathy went over the 2018 budget

No one had any questions or concerns with the 2018 budget

### **ARB**

Nancy Atlee is the Chairperson for the ARB

Tom Walsh and Danny Hunley are advisors

Nancy thanked Tom and Danny for being on the committee

There was much discussion on how to inform homeowners as to when they are out of compliance

Neighbors need to follow the guidelines and keep their property up

Carol stated that the board homes need to be in compliance and one of the members has had cross ties rather rail road ties on the beach and tree limbs on the bank. She stated they need to be removed.

Nancy stated that this has already been addressed.

Mike stated that individual concerns should not be addressed at this forum. They should be brought to the attention of the community partners.

Danny stated East West wrote the rules and we are not allowed to have bird baths. Danny also stated Community Partners should have a checklist for waterfront lots, interior lots and new homes.

Tom requested a copy of the Management Contract.

Mike stated we can look at what we get for our money and the level.

Carol stated that the board had limited funds when the management committee was hired.

Danny stated the board needs someone to do staff work.

The new landscaping plans were discussed in detail.

Danny shouted out Kudos to Nancy for all her work in the short period of time she has been chairperson.

### **Social Committee**

Karen reported out on the race and showed the front cover of the publication of "ON YOUR MARK" the Riverwatch Race was highlighted.

Karen also stated we are looking for a chairperson for this committee.

Loretta has volunteered to be on the Committee

**Homeowners Comments**

Danny wanted to know when Clem loses control of the ARB? He also stated the board needs to know what triggers this event.

Danny also wanted to know why East West has three signs on property for sale when the rules say one sign.

Pete wanted to know if a tree fell in the storage yard who pays? A waiver should be signed to protect the homeowners association.

Tom showed the form for the storage yard and stated it had the old community address on the form.

**Next Meeting**

January 22, 2018

Meeting adjourned 7:39pm