

**Riverwatch Homeowners Association
General Membership Meeting
June 15, 2013**

MEMBERS PRESENT: John Glockner, President; Lee White, Director and 13 residents.

Meeting was called to order 10:20am.

Introduction of Board of Directors.

Welcomed Glen Kemp, PropertKeeper. Meetings will be conducted according to "Robert's Rule of Order".

Introduction from residents.

New Director, Carol White was welcomed to the board.

Treasurer's Report: Reports were read and reviewed. The HOA is healthy and has no debt. Residents will receive their quarterly invoice, to include requesting their email address for communication. There is one property in foreclose. Need to review delinquent residents and possibly place liens on property.

General Discussion:

- Need to create list of concerns/maintenance needed for repair/upkeep. Board should review, prioritize and obtain quotes. Try to keep costs down by utilizing talents of residents.
- First impressions of the neighborhood are important. Maintenance/upkeep of both the front and back entrances need to be addressed. Other maintenance throughout the neighborhood includes straightening the street/stop signs, repairing the light fixtures and perhaps building benches on the pier. Need to get written agreement with Landscape Company. Board approved special assessments may be necessary for large projects. Properties that are non-compliant with A&B by-laws should be addressed to the individual resident and possible non-compliant fees should be accessed if not brought to code in a timely manner.
- Waterfront Pool Complex & Community Dock: Maintenance needs to be done and private access may need to be changed. Need to communicate to residents if a party/event has been scheduled. The pool should be rented (\$150 deposit and \$100 usage) if six or more are in attendance. The residents/public still has access to the area even during a rented event. Remember to clean up/police the area and make sure all doors/windows are locked, after an event, are important. Impromptu, informal socials on Friday nights will help increase getting to know the neighbors.
- Commercial fishing is a concern. Recently, dead fish were left on the shore, creating smell and swarming buzzards. Notice should be given to known resident to cease and desist. The following signage was suggested to be put in place: No Trespassing, Private Use Only, Mandatory HOA and No Commercial Fishing Allowed.

- Changes to By Laws, Declarations, And Architectural Guideline. Discussion about what course of action can be taken for non-compliant issues. Currently there are no regulations allowing the assessment of fines. Discussed plans to modify changes to include fees for non-compliant issues.

- New committees were established as follows: Social/Communications – Marsha Westfall, Chair; Lynette Glockner, Lisa Dobson, Mike Atlee and Kelly Hall as members. A&B – Janise, Chair; Cathy Fuller as member. Secretary – none.

- www.river-watch.com. This existing website promotes the neighborhood in a general and broad manner. A new website should be created for residents to obtain information regarding specific activities, promote socials and events, neighborhood watch issues, membership services, VA State required complaint form, disclosure package, pictures and on-line payments. The new website should mirror the existing one.

- Miscellaneous Discussions:

Boat Ramp Access – Had discussion about possibly dredging and improvement to the access area as it has become difficult to get boats in because of the water level. Suggestion was made to remove the bulkheads which would allow for the fill to wash back out.

Meetings - Want to schedule and advertize two general membership meetings during spring and fall. (Suggested having Neighborhood Yard Sale/CleanUp-Work day same day.) Wait to establish term limits for board members. May request a special board meeting at any time to discuss pertinent issues.

Other – Create and distribute (email and/or postal mail) newsletter. Create special Community Improvement Fund (CIF) to be utilized for special projects.

Meeting adjourned: 12:06pm

Respectfully submitted,
Mary Kemp, PropertyKeeper