Riverwatch Homeowners Association Meeting Minutes

November 3, 2013

The Board of Directors for the Riverwatch Homeowners Association held a regular meeting at the home of Lee and Carol White on November 3, 2013.

Attendees: John Glockner, Lee White, Carol White, Susan Corson and Glen Kemp, property manager. Absent: Ryan Cookson.

President, John Glockner, called the meeting to order at 11:16 a.m.

Minutes: Mary Kemp, spouse of Glen Kemp, read the minutes from the June 15th meeting. Motion was made by Lee to approve the minutes. John seconded the motion. Motion carried.

Treasurer's Report: Glen distributed the Treasurer's Report (see report attached). We are financially sound. The bills for the association resumed being paid. The Verizon service was cancelled at the pool. Motion was made by John to approve the report. Lee seconded the motion. Motion carried.

Management Overview: John motioned to elect Mike Fuller as a new director on the board. Lee seconded the motion. Motion carried.

Glen reported on his software, "Property Keeper," which is the software that currently manages Riverwatch. He explained the software and its benefits. Glen proposed to sell his software for $2,000 to Riverwatch so that in his absence, the board could have complete access and ownership of the files. The board voted (without Glen in the room) not to accept his proposal at this time. We are currently paying Glen $544/month or $6,500/year for his management services. Mike motioned to ask Glen to come up with a contingency plan in case the property management company was no longer working for Riverwatch. John seconded the motion. Motioned carried. John proposed the board make a written agreement with Glen's property management company, "Organization Keepers, LLC," by the end of the year which will clarify the terms of their agreement with the board, and a contingency plan if the company no longer manages Riverwatch.

Glen said we are currently receiving dues from 61 properties out of 88 total. The remaining 27 are exempt from paying dues, which are lots owned directly by East West. There are 3 delinquent accounts. (Lot 12, Sec 2; Lot 22, Sec 2; and Lot 9 Sec 1).

Open Discussion: The ramp was modified with cutting away some of the bulkhead in order to release some of the sand and debris that collect there.

We were given a quote of $12,000-13,000 to repair the entire bottom of the pool due to the damage. Mike suggested we patch the damaged area to keep the cost down. The board will get more quotes. Carol motioned that we get at least 2 additional quotes for the pool repair. Mike seconded the motion. Motioned carried. The board is researching new locks for the gates to the pool and for the bathrooms. Discussed different types of locks.

There was discussion about the pier on how to make it more user friendly by adding a bench, cleats to tie up boats, a ladder and by fixing up the water faucet at the beginning of the pier. Mike suggested

running power on the pier. There was more discussion with the idea to rent boat slips for 6 of 8 boat slips. Will advertise in the community newsletter to see if there is interest.

Signage at the Riverwatch Drive entrance was discussed. Lee said plans are still underway for an 8.5x3.5 ft. sign. The board will ask East West if they will help with the cost of the entrance sign and pool repair.

Social events were discussed. Brainstormed ideas of where and when. Will ask the social committee (Carol and Marsha Westfall) to plan event after the holidays. Would like to have a social event in conjunction with a board meeting. Time and date to be announced.

Having a neighborhood watch was discussed with the recent left of Pete Mancini's property. Everyone agreed to keep a close watch on the neighborhood and report and suspicious activity to Glen so he can alert the community.

New Business: There was no new business to discuss.

Adjournment: With no new business, the meeting was adjourned by President John Glockner at 1:48 p.m.

Respectfully submitted,

Susan Corson, Secretary