



**Riverwatch  
Homeowners Association  
6699 Fox Center Parkway  
Box 180  
Gloucester, VA 23061**

**RIVERWATCH HOMEOWNERS ASSOCIATION  
MINUTES  
AUGUST 17, 2014**

The meeting was called to order at 5:07 pm.

Board Members Present:

John Glockner, Marsha Westfall, Susan Corson, Lee White, Carol White and Ryan Cookson.

Non Board Members present: Pete and June Mancini, Cathy Putnik, Jean and Deborah Jaouen, Mike Atlee.

John Glockner read the minutes from the last meeting and asked for discussion or changes. Lee White said the locks on the pool gates had been repaired and not replaced. There were no other changes. Lee made a motion to accept minutes with change, Susan Corson seconded the motion and minutes were accepted.

John Glockner presented the treasurer's report. Checking Account balance is \$13,623.72. Money Market (Reserve Account) \$2916.18. John said he moved the reserve account out of a money market account into a regular savings account to save a service fee of \$14.00 per month. Lee White made a motion to accept the treasurer's report as presented. Susan Corson seconded the motion and it was accepted. John also spoke with a bank about a cash back credit card. If we decide the neighborhood could benefit with such a card we will discuss it at a later time.

John Glockner noted there is a need for new pool furniture. Lee spoke with a company that can refurbish the existing loungers and chairs, or the board can order new furniture. Seven lounge chairs were broken and were disposed of. Lee White and Marsha Westfall will research prices and present to the Board at a later date. John suggested we make do with what we have at this time and plan on adding 10 lounge chairs next year. We also have a major pool repair that will have to be addressed. The pool will need to be resurfaced in the spring providing we have the funds. Cathy Putnik has volunteered to research this project and get quotes from at least 3 contractors that specialize in pool repair. The pool has a new pump, new filter sand and new chlorinator. Deborah Jaouen asked if we would contact the pool vendor about getting ph levels balanced. Our electric bill has been drastically reduced with the new pump. June Mancini inquired if the fountains in the pool will be repaired. Unfortunately, this repair would be too costly for the neighborhood. There was also discussion about the non-working pool lights. Mike Atlee will have an electrician look into the electrical issues at the pool. Mike Atlee asked if the Board would prioritize each need as to its importance. The Board agreed that this should be done.

Pete Mancini asked how many homeowners/lot owners are delinquent in their dues. John Glockner noted that 1 lot owner is in arrears more than \$2500. Management has sent letters to the owner but has not gotten any response. The Board will ask Glen, Property Manager, to contact lot owner by phone in an effort to collect the debt. A motion was made to issue a warrant in debt if unable to collect. Lee seconded and was approved.

There was a question about the installation of ceiling fans in the pavilion. There were fans there at one time but due to storm damage and vandalism they were removed.

Cathy Putnik volunteered to paint the pavilion next Spring.

Lee reported the landscape committee received 3 written proposals for landscaping from the following companies: ArborQuest, Brinkman and Fuller Landscaping. The landscape committee suggested we consider hiring ArborQuest as one of the partners is an Arborist and another partner is a horticulturist. Before we can move forward with the recommendation the Board has to determine if there is a contract in place with the current vendor. Lee made a motion to hire ArborQuest subject to confirming a contract is in place with Fuller Landscaping. Motion was seconded accepted. Pete Mancini asked if the Landscaper's duties will be defined and Lee reported the Landscape Committee has prepared a detailed scope of services. A comment was made that HOA dues should not be used to pay for mowing privately owned lots. HOA dues are supposed to be used for the upkeep of common area within the neighborhood. To help off-set the cost of landscaping a proposal was made that the undeveloped lots pay an assessment to have their property frontage mowed. Lee said East West has agreed to pay the assessment on their lots if implemented. These funds would go to the landscaper who is maintaining the road frontage. Mike Atlee asked if East West could be approached to pay dues on the lots they have left to sell. John Glockner said he would approach East West regarding this issue.

Lee White reviewed the property modifications submitted by homeowners that were previously approved by email votes as shown in the meeting minutes and made a motion for them to be approved by the Board. Not sure who seconded it. The following properties submitted request for modifications:

David and Loretta Kanauth – 4/22/14 for paving of driveway. Approval unanimous via email: John Glockner, Lee and Carol White, Mike Fuller, Susan Corson.

Michael and Nancy Atlee – 6-7-14 for trees to shield shed from adjacent lots. Approved unanimous via email John Glockner, Lee and Carol White, Mike Fuller, Susan Corson

Pete Mancini – 7/10/14 request to have columns erected at end of driveway. Approval unanimous via email. John Glockner, Lee and Carol White, Mike Fuller, Susan Corson, Marsha Westfall.

Marsha reported the summer picnic was a huge success. A crowd of approximately 60 people enjoyed socializing, great food, boating and meeting new neighbors. Photos were posted on the internet. Cathy Putnik and the Social Committee are heading up Oktoberfest, Saturday, September 27, 2014. Rain date is September 28, 2014.

Cathy suggested a yard sale in the Spring to raise money for pool furniture. The Social Committee will discuss this topic further and provide a report to the Board.

The meeting was adjourned at 8:45pm.

Submitted by Carol White