

Riverhaven Village POA Meeting Minutes
BOARD OF DIRECTORS MEETING
RIVERHAVEN VILLAGE POA, INC.
352-746-6770/Fax 352-746-3607

December 21, 2016

The meeting was called to order by President John Nash at 10:00 A.M. Board members present were: John Nash, Mary Pommier, Jim Schwaller, and John Post and a quorum was established. Eve Linton and Tom Smith were absent. Also in attendance from VSC were CAM Linda Deptola, CAM Erica Barker, and CAM Trudy McLaughlin. See sign in sheet for homeowners present.

Member Concerns: NONE.

MEETING MINUTES: Motion by Jerry Griffin to approve the November 16, 2016 meeting minutes, second by Jim Schwaller. All in favor, motion passed.

TREASURER'S REPORT: Eve Linton- (written report attached to minutes)

At the end of November 2016, the association had current assets of \$90,901.82. This amount includes Regular Checking, Storage Lot Checking, Money Market Account, Directory Reserve, Storage Lot Reserve and Property Improvement Reserves. Outstanding Accounts Receivable of \$4,153.88 (annual assessments of \$2,309.32, mowing vacant lots of \$660.00, storage lot mowing expenses of \$2,869.28, and write off of bad debts of (\$1,684.72)). We have \$2,309.32 in unpaid assessments 30-90 days and over, \$660.00 in mowing vacant lots A/R which brings the final amount owed and not collected to \$5,838.60. We have \$723.88 in prepaid assessments that reduces the amount owed and not collected to \$5,114.72. No new demand letters were sent in November. Lien letters remain on B02L42 and B07L09. The estate of Thomas Fox remains in arrears in the amount of \$474.51. The owner of B40L57 and B45L09 is paying late assessments through an approved payments plan. Five of the seventeen double lot properties (B04L43&44), (B08L07&08), B49L05&07), B50L14&15) and (B50L21&22) have not paid their assessments to date for the second lot and interest continues to accumulate. Riverhaven Village records show these properties as being two (2) lots from the original developer and as such are being billed accordingly. *The Declaration of Restrictions of Riverhaven Village, Article XI, Section 4 states: None of the lots in the subdivision shall be divided nor sold except as a whole, without the written permission of the Association.*

Motion by Mary Pommier to accept and file the financial report as written, second by Jerry Griffin. All in favor, motion passed.

Committee Reports:

Presidents Report: John Nash – (written report attached to minutes)

There was a report of a trailer stolen from the storage lot, that item has been returned. A suggestion was made that a photo of the item being stored should be included with the applications going forward to help keep track of them if there is a problem. Shadowood POA Board has approved that no motorized vehicles will be allowed on the grass in the common areas/track 1. There are many complaints about an unapproved structure being built at 5173 S Runningbrook Drive. Signed the new contract for VSC for management and Tom Maziarz for mowing.

Mowing & Village Green: Jim Schwaller- Nothing to report.

Architectural Review: Jerry Griffin: Approved a fence for DeWilde residence at 4688 S Sawmill Way and a dock/boat lift for Artz residence at 5176 S Riverside Drive. The application for approval of an outdoor fireplace structure at 5173 S Running brook Drive was presented to the board. After discussion, relative to previously approved accessory structures such as the few fixed structure gazebos located within the subdivision a **motion was made by Mary Pommier to deny the outdoor fireplace/structure at 5173 S Runningbrook Drive, based upon the fact that the accessory structure applied for is not consistent with the building controls set forth in Article VII of the Deed Restrictions, or the scheme of development of Riverhaven Village. The motion was seconded by Jerry Griffin. All in favor, motion passed.** CAM Erica Barker will send denial letter to the homeowner and a letter notifying them to remove the unapproved project within 30 days.

Roads/Lights/Security: Tom Smith: (written report attached to minutes) Light pole on Spyglass was reported down and broken. Police responded to a call on Waterway of an unauthorized person in a home. Newsletter reports are due by January 5th 2017 to get the newsletter completed by the 15th.

Front Entrance: John Nash: (written report attached to minutes) CAM Erica Barker will get a price on replacing the globes on the light fixtures at the front entrance.

Storage Lot: Jim Schwaller – Working with Chris Watson to come up with a plan to add up to 25 new spaces in the storage lot.

Deed Restrictions: John Post: (written report attached to minutes) Highlights: Deed Restriction amendment mailing was mailed 11/15/2016, have received about 30% back so far. Requesting to purchase 2-4 signs for the front entrance reminding homeowners to mail back their proxy/ballot.

Manager's Report: Erica Barker (Written report attached to minutes) **Motion by Mary Pommier to remove homeowners who are at least 90 days delinquent from the quorum count for the annual meeting, second by Jerry Griffin. All in favor, motion passed.**

Old Business:

Attorney/Injunction update: Waiting for Christensen to mail out formal injunction letter to Fowler for utility trailers.

By-laws revision status: Shayla from Larsen & Associates will have a corrected copy back to me by November 22nd. CAM Erica Barker will forward to the board as soon as I receive them.

Forms for ACB Approval: **Motion by Mary Pommier to accept and start using the forms immediately, forms are subject to change pending the passing of the amended deed restrictions, second by Jerry Griffin, all in favor. Motion passed.** CAM Erica Barker will also post them on the Riverhaven Website for homeowners to print from home.

Nominating Committee report: Mary Pommier submitted minutes from the meeting that was held on November 18, 2016. Pam McFarland has agreed to finish Beverly Simpson's term (1 year), to be appointed at the January 2017 board meeting. Beth Darr will be finishing Cathy Blanton's term (2 years), to be appointed at the January 2017 board meeting. For the three year terms they are: Lynn Hunt, Debbie Auwerter, and Rande Newberry which is the three (3) nominations needed to fill the three (3) vacancies. There will be no election at the annual meeting on February 8, 2017. **Motion by Mary Pommier to close nominations for the election, second by Jerry Griffin. All in favor, motion passed.**

Riverhaven/Shadowood common area update: It was recommended by the Board to look into getting quotes for having a separate insurance policy for the common area only. CAM Erica Barker will call insurance company.

New Business:

Annual Meeting discussion: John Nash and Mary Pommier will approve the annual packet that will be mailed out (at the earliest – January 8, 2017 but no later than January 25, 2017.)

Regular scheduled meeting dates for 2017: All Board meetings will be on the third Wednesday at 10:00am. New list of dates will be placed on the bulletin board, and on the website, and in the lobby at VSC.

CAM Erica Barker made an announcement that due to health reasons, she will no longer be the Property Manager for Riverhaven Village POA effective after the annual meeting on February 8, 2017. Senior CAM Trudy McLaughlin from Villages Services will be the Property Manager after that date.

With no further business to come before the Board the meeting was adjourned at 10:54 A.M.

Motion to adjourn by Mary Pommier, second by Jerry Griffin . All in favor. Motion passed.

Respectfully submitted by Erica Barker, CAM for Riverhaven, POA, Inc. for

Secretary

Date