

Riverbend Annual Meeting Minutes August 14, 2016

Last year's minutes (Approved by membership):

Architecture Review Committee, Rob is still part of the committee along with Paul Hird and Rich Smith. Molly and Allen Eldridge want to remodel and presented plans to the ARC, this is the perfect example of why and how the Riverbend community should run plans through the ARC. Bob Matalon is waiting to move has meter. Possible spring remodel. 6-8 feet towards the South, it goes with the character of building: Approved by ARC. Joe Matyk is building a west dormer, ARC requested scale drawings, approved by ARC. Greg Wiggins went over the rules, regulations and purpose of Architectural Review Committee. Slate River Estates: Brandy took notes. Sewer fee: \$191/quarter and \$9.00 into general fund = 1 EQR

2020 is the year the contract ends with East River Sanitation District. Riverbend will join East River and the dues will change. East River will charge according to taxes and user fees as oppose to the current dues collected by Riverbend.

Jordan Anderson and his unapproved fence were discussed. Jordan said he sent the plans by certified mail. Greg thinks that mail was sent to a previous Attorney's address. The ARC never received any plans and Jordan installed the fence anyhow. The board stressed the importance of getting plans of all types to ARB members. Jordan would not tell Association of address he supposedly sent plans to.

Dog owners need to take responsibility for picking up poop, owners need to control their own dogs because there have been issues with aggressive dogs and people in the neighborhood. Association has no enforcement power for the county dog leash law. Majority of dog owners are in the Whetstone Condos and the tenants that come and go just let their dogs out without supervising.

Tom Duncanson: Rules and Regulations:

No more than 2 domesticated animals per unit, Tom believes that some tenants may have more. Owners could have one dog; tenants are allowed to have no dogs. Multi lots only qualify for two dogs per lot, Tom will look into this.

Whetstone Condos:

How many owners occupy the buildings? There is no enforcement on having too many dogs or cars and there is no manager enforcing any rules for the association. Board to contact Vinny and High Valley for meeting about controlling the situation at Whetstone.

Skyland is working on paving the trail, trying to pressure the town to help; Riverbend will not aid in cash help. Association wants to make sure before paving that long term maintenance is in place by some entity that will actually perform it.

County will provide milestone that will kill thistle and daisies. Rodents/ground squirrels any legal means to take care of them.

Association Board needed another board member; Bartolomej Stuchlik is elected as the new member and will serve a three year term.

Board members moved all financials to 1 budget to keep it simple. The association will raise dues when the Open Space reserve is too depleted. The association needs to have enough money to fix the sewer lines. There are roughly 8-10 years left in the reserve before raising the dues.

What kind of process would we need in order to have River Handicap access?
Riverbend owns a small park at the end of Riverbend Drive. All other lots run to the river and share a boundary with Skyland. Homeowners have the right to walk the River Trail.

Open Space money is available for a sign on the road reading "no outlet"?

Next year's meeting is set for September 13th, 2017.