

RIVERVIEW ESTATES HOA BOARD MEETING MINUTES - September 9, 2016

Meeting was called to order shortly after 7PM. Attendees: Joanne Sharpe, Treasurer and Board Members: Joseph Yili, Niles Putnam, Steve Chantry, Stephen Swierczek, VP, and Steve Halstead, Pres. (all present)

Treasurer's Report - Joanne Sharpe provided a financial update and reviewed the annual audit process. A treasurer backup is desirable, but not sure how to do this, but no problems. Bank balances include \$3,474.53 (checking) \$34,312.21 (reserves) and \$11,385.41 (accounts payable - delinquent dues - 11 with liens) - very close to the amount from one year ago. We have recently received partial payment from two members. There are three homes that are seemingly abandoned and are seriously damaged. SafeGuard Property Management is dealing with lawn upkeep. Our projected 2016 budget shows a net positive \$3,558.44.

The Current On-Going Issues Are:

1) **Entryway issues** - (cleanup, lighting and new signs) - Mr. Yili presented the information he has regarding sign designs. Two examples were selected and he will get estimated costs for replacement of both signs at the Lorraine Dr entrance (identical signs). Complete Yard Care (John Miller) has given us an estimate of costs for weeding and trimming the entryway. Before he proceeds, we need clarification of requirements for "upkeep" of vegetation so that we can get the job done "right" and such that our new signs are clearly visible. New batteries will be obtained for the solar powered lights to illuminate the signs.

2) **Kent Co Crime Watch** - Steve Halstead reported the result of the recent meeting at the Levy Court. They provided examples of situation where criminals were apprehended but then released since these were not "violent crimes." It was suggested that everyone be vigilant, keep vehicles locked and garage doors closed - and, where possible, video systems be installed. We need to invite representatives from KCCW to our HOA community meeting in November. It was decided that we should try to have our next HOA meeting November 2 and have a cleanup "party" on Saturday, November 5.

3) **Pond status** - large pond fountain has been shut down due to low water level. Solitude will remove the fountain for the season due to lack of sufficient water. Lights in small pond are working but dim due to the need to clean the lenses.

4) **Pavilion area issues**: Three bids for light improvement have been received with the low bid at \$2,400 and the *highest over \$4,000*. This was for a 30 foot pole mounted between pavilion and woods with LED lighting to illuminate the playground area. (*The highest bid was not received until after this meeting.*)

Remounting of Rules Sign - a custom made sign holder would cost \$1,000+ so Mr. Halstead plans to rebuild the frame using water-resistant materials. We discussed the need to revise rules but no decision was made in that regard. Discussion of further need for security measures followed. Mr. Yili suggested that we install a video system at the Lorraine Dr. entrance. This was tabled for future discussion.

5) **Doggie-Pooh Stations** - Discussed potential acquisition of 2 or 3 stations with baggies to remind people to pick up after their dogs around the trail. There was general **acceptance to get one** for the walking path near the woods behind the pavilion. Expected cost of one station is approximately \$150-175 and would include 800-1000 bags.

6) **Kent Co Storm-water Maintenance Program** - Some signatures were obtained at the May HOA meeting but we still need to poll everyone in the community. We will get the Kent Co Conservation folks to do whatever repairs are necessary for us to be included in the program at a cost of \$400. Two members will need to be advised of the work that will be done on their property to get these repairs/corrections done.

7) **Work-day for Cleanup** - Four people volunteered to help with trimming the bushes around the pathway. It was decided that we could try to have a clean-up gathering on Saturday, November 5 (after the next HOA mtg) to do this trimming. HOA can get coffee and doughnuts for participants.

8) Next HOA general meeting will be Thursday, November 3, 2016 at the Frederica Sr Center.

9) Several street light outages were reported and all but one have been repaired. That one will be re-reported.

Adjourned at 8:45PM - Minutes taken by Steve Halstead