



# GHERTNER & COMPANY

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## RIVERWALK ANNUAL HOMEOWNERS MEETING MINUTES – NOVEMBER 11, 2008

The meeting, held at Covenant Baptist Church, was called to order at 6:30 P.M. by President Kim Cammuse. Due to lack of quorum present, the meeting adjourned at 6:35 P.M.

The meeting was called to order at 6:37 P.M. by President Kim Cammuse. There were 61 homeowners represented in person and by Proxy, thus establishing a quorum. Notice of the meeting had been sent in accordance with the by-laws.

James Ward from CPS Land noted that the community was moving forward. Most of the foreclosed homes are being completed by guilders.

James noted that the paving in Riverwalk proper would begin next week and also in Phase 1 of Parkview. The extra curbing in the top soil pile between Parkview and Riverwalk will be gone by the end of the year. The top soil is still being used by other builders and this area will be graded, seeded and strawed once construction is complete.

CPS will be planting more street trees this fall. CPS is in the process of turning the roadways over to Metro, thus some stakes have been placed along the curbs and in yards to establish the right-of-way.

A homeowner asked the status of the townhomes. James explained that another builder was involved in this and the property may be in foreclosure.

A homeowner asked if a baseball field could be put in near the trail parking area in Parkview. James Ward noted this is a detention area and it may not be feasible to put in a baseball field.

**Board updates:** Kim Cammuse noted that the Board tries to meet every third Tuesday of the month. The meeting is open to homeowners; however, homeowners need to call to be put on the agenda. Kim explained that the Board's e-mail addresses can be found on the web site. The newsletter will be electronic beginning in December; however, if any homeowner wants a hard copy, they can call Ghertner & Company and one will be mailed.

Bellevue will begin a recycling program for once a month pickup at a cost of \$10 per month. This is estimated to begin in February.

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The trash vendor for the community has changed. Shamrock sold to Waste Industries. The rate and pick-up day remain the same.

Changes, improvements and/or additions to the outside of the home or lot must be approved prior to the work beginning. Homeowners should fill out the request form and send all information to Mary at Ghertner & Company to send to the committee. Effective today, there are two minor revisions to the guidelines. The complete copy is on the web site.

Some signs posts are being painted. There have been several instances of vandalism over the past few months. ~~There has been graffiti on the bridge on two occasions, which has been painted over and the fence repaired.~~ Several Leland Cypress trees have been installed along the bridge area to deter vandalism.

Most of the street lights have been energized. Johnny Vanderpool is working with CPS Land on the ones that haven't been energized. Johnny maintains the lights.

Kim noted that homeowners should try not to park on the street, to pick up after their pets, and to bring garbage cans in from the curb and store out of view soon after pickup.

Kim explained the budget for 2009 and noted that the maintenance fees would remain the same.

Future projects were discussed including recreational area/ball field, benches along the greenway which Metro will install, and a trash receptacle at the pool area. Kim noted that the Board would solicit bids prior to doing any projects.

**COMMITTEE REPORTS:**

**Communication/Web-site:** John Gardiner is in charge of the web-site and Stacey Donegan does the newsletter.

**Welcome:** April Holdren reported that the committee had delivered 54 welcome packets to date in 2008; 19 of these had been delivered to kids.

The committee will continue to distribute pool keys in 2009.

**Beautification:** Michael Gouldner reported for Grant Davidson. In 2008, the following was done:

1. Some trees had been infested with some type of bugs and were treated by LSI.
2. A street tree trimming project was completed.

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3. Stone wall at intersection of Rivervalley and Woodstream was repaired.
4. Several repairs were made to the irrigation system
5. Fence was repaired a couple of times and graffiti cleaned up.
6. Some common area trees were replaced.
7. Pool area landscaping added.
8. Added boulder, bedding and changed light bulb at sign at front.
9. Tree audit on common area complete.
10. Homeowner street tree audit in progress.

Projected projects for 2009 include:

1. Pool ditch line reconstruction at the front of the pool.
2. Common area tree replacement throughout neighborhood.
3. Add irrigation line along top of embankment on Rivervalley.
4. Miscellaneous projects include trail head entrances, park benches and pet waste stations.

**Social:** Amy Bannerman noted that the events scheduled for 2009 include Easter Egg hunt in April, pool opening party, 4<sup>th</sup> of July parade and pool party, Luau at end of pool season and fall festival. Erica Edwards is co-chair of the committee.

**Pool:** Johnny Vanderpool noted that the committee is responsible for the pool operation budget and pool improvements. Johnny reported the following for 2008:

1. Lap line was added
2. Chairs were re-strapped
3. Damaged landscaping was replaced/improved
4. Memorial Day & 4<sup>th</sup> of July parties held
5. New suggestion box added
6. Internet access added at main pool

Pool safety was stressed in 2008. Two lifeguards were on duty at all times. Parents were asked to watch younger children who were not independent swimmers.

Johnny reported that in 2009, the committee would be negotiating a new contract, a new AED may be added, water aerobics will return and the alcohol at pool policy will be revisited. The hours will remain the same.

Large projects include building an enclosure over the pumps to prevent damage.

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A homeowner asked if there were any plans for keeping non-residents from using the pool. Homeowners were advised everyone is responsible for reporting someone if they know they are no a resident or they can call the police.

**INSPECTORS OF ELECTION:** Stacey Donegan, James Ward and Eric Hansen volunteered for inspectors of the election.

**ELECTION OF BOARD MEMBER:** The floor was opened for nomination for one member of the Board. John Gardiner and Michael Healey were nominated. Voting was by secret ballot and Michael Healey was elected to the Board.

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The community guidelines were discussed. Kim Cammuse noted that the guideline were originally established by CPS Land and were consistent with other neighborhoods.

**APPROVAL OF MINUTES:** Motion was made by Johnny Vanderpool, seconded by Nancy Deloach, to accept the minutes of the November 27, 2007, annual meeting and the May 6, 2008 community meeting as presented. This motion passed unanimously.

With no further business, motion was made and seconded to adjourn the meeting at 8:20 P.M.