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RIVERWALK ANNUAL HOMEOWNERS MEETING MINUTES – NOVEMBER 5, 2009

The meeting, held at Covenant Baptist Church, was called to order at 6:30 P.M. by President Stacey Donegan. Notice of the meeting had been sent in accordance with the By-laws. There were 104 homeowners represented in person and by Proxy.

Stacey Donegan explained that two homeowners would be elected to the Board. The Board meets the third Tuesday of each month except for November and December. Homeowners may attend but should contact Mary Massey at Ghertner & Company a week to ten days prior to the meeting. Preston Thompson has been appointed to the Board to fill the unexpired term of Mike Healey, who resigned due to work commitments. Stacey noted that several are using the web site. This is saving postage. The newsletter is posted on the web site; however homeowners may obtain a hard copy by contacting Mary at Ghertner & Company.

The recycling has begun and seems to be successful. The Architectural guidelines are on the web site. All requests should be submitted to Mary at Ghertner & Company and work should not begin until a letter of approval is received.

Pets should be kept on a leash and owners should clean up after their pets.

There is still an issue with parking on the street. This is a violation of the Covenants and very dangerous.

The 2010 budget will be mailed to all homeowners before the end of the year. The fees will not be increased. Bids are obtained for large projects. Any recommendation for new projects should be submitted to the Board.

Welcome Committee: Nancye Deloach reported for the welcome committee. There are nine (9) committee members. There have been 55 deliveries of welcome packets to new residents this year and 15 are pending. The committee distributed 34 pool keys this year and will distribute again in 2010. The committee is looking for new members.

Social Committee: Amy Bannerman reported that attendance at the community events was up 25% this year. The committee has asked for more money in the 2010 budget, hopefully to cater another party. Amy is stepping down as chairperson at the end of 2010 and is currently looking for a replacement.

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Beautification Committee: Grant Davidson noted that more volunteers are needed for the committee. The committee wants to continue to enhance the neighborhood. Grant reported that projects completed this year include signs and structures being repainted, graffiti cleaned up on several occasions, fences were repaired, black rail fences were repainted, river rock was added in the ditch at the pool to take care of standing water, irrigation was added along Rivervalley Drive. The street tree audit is on-going. The homeowner is responsible for the tree replacement and this should take place after the first of next year.

In 2010, the committee plans to add a concealment for the garbage cans at the pool, look at a picnic pavilion at the pool area, may install pet waste stations in different key areas. The committee will also look at plans to add benches along the common area trails and sidewalks. Long term plans for the committee include expanding the playground and possibly adding small playgrounds in other areas.

Pool Committee: Johnny Vanderpool reported that the pool is one of our biggest assets and the last pool season saw the highest use to date. He noted that more guards may be added next year. A cover needs to be built over the pumps for protection, which could be quite costly. More storage is also needed. New pool furniture will be purchased in 2010 and keys may be changed out. We are keeping the same pool management company.

Unfinished Business:

1. Bo Mitchell, Councilman and homeowner, reported that he had introduced a bill for rezoning the property on the hill for single family homes. This is currently zoned for townhomes. The property is owned by Bank of America.
2. Several homeowners had requested a stop sign at Rivervalley Drive and Valleypark Drive. Let Bo Mitchell know how you feel about this and he can pursue. One homeowner asked about installing speed bumps.
3. A homeowner asked about the bench on the common area along Rivervalley Drive. Stacey Donegan noted this is utilized by homeowners and the Board has had several requests for more benches. Metro owns and maintains the benches along the Greenway.
4. Bo Mitchell noted that the City is offering free seedlings.
5. A homeowner noted it was very dark on the Greenway and asked about lighting. Bo Mitchell explained that Riverwalk has no control over this, it is maintained by Metro. He will check on this.
6. A homeowner asked about the open field near the Greenway trailhead, wanting to know if this could be used for a ball field or other recreation. Stacey Donegan explained that the Board had considered this for recreational use or a dog park.

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7. A homeowner noted that there are some areas along the Greenway where you can easily go into the river, which could be dangerous for children. He asked if some type of railings could be installed. Bo Mitchell will check with Metro.
8. A homeowner noted that some of the street trees planted by LSI were too close to other trees and wanted to know if LSI would move them. Grant Davidson explained that they probably would move them but there would be a charge to do so.
9. A homeowner asked where to put lawn clippings since the garbage service will not pick them up if they are bagged outside the can. Metro picks up limbs and clippings quarterly. There is a place called Sam's Creek Landfill in Cheatham County where they can be disposed of.
10. The mailboxes are being repainted in three (3) phases.
11. A homeowner asked why LSI didn't mow all the common area. Grant Davidson explained that they mowed what was in the contract which has been expanded since they first began. Grant asked homeowners to e-mail him and let him know of any areas and he would check.
12. Some homeowners that back up to the Greenway are mowing all the way back. These areas are natural areas and should not be cut. Homeowners do have the option of maintaining up to 20 feet behind their property line.

INSPECTORS OF ELECTION: Eric Hansen, Preston Thompson and Tom Edwards volunteered to be inspectors of the election.

ELECTION OF BOARD MEMBERS: The floor was opened for nominations. Steve Ballas, Brandon Hummel, Mary Ann Greenough and Brad Layher were nominated. Steve Ballas withdrew his name. With no further nominations, motion was made to close the floor to nominations. Voting was by secret ballot and Mary Ann Greenough and Brad Layher were elected to the Board

With no further business, the meeting adjourned at 8:00 P.M.