

May 3, 2006
Riva Chase HOA Board Meeting

President Joy Lawrance called the meeting to order.

The minutes of January 18th 2006 were read and approved.

Judy Riley presented the treasurer's report and received information regarding "mystery" people on the dues owed list.

Joy announced the results of the board election. Cheri Kinzler, Julie Noonan and Kelly Merlo will serve as board members. Mahesh Jha and Diane Urbano will serve as members at large. This new board will decide which office each new member will assume. A motion was made by Roger Thiret to accept the election results. Randy Cuccio seconded and the motion was passed unanimously. Judy Riley will continue as treasurer, Roger Thiret as ACC Chair and Randy Cuccio will remain as Action Committee Chair. Joy Lawrance and Mindy Kemple will be available as advisors.

Joy passed out a list of accomplishments of the current board of directors. (See attached) Highlights included establishing a better link between the HOA and the FHMD, updating the Riva Chase Rules and Regulations and establishing the ACC Chair as a board position.

Joy then passed out a list of issues for the new board to consider in the future. (See attached). Items on this list included continuing to push for passage of the covenant amendment, revising the Rules and Regulation Book to come into compliance with the recent "ACT" passed by the state legislature and re-doing and reprinting the "Green Book" which contain the covenants and the by-laws.

Action Committee: Randy reported that complaints about dogs are still the number one problem. Residents must file complaints with the sheriff on an individual basis, HOA has no control. The Jess family has reported incidents of sledding on their property and contacted Randy to help come up with a solution. Randy asked for suggestions and also recommended a posting in the Riva Reader regarding sledding on private property. Randy is also investigating complaints received regarding the bus stop. Roger Thiret recommended placing a "Caution Bus Stop Area" sign.

The board is looking for a new Riva Reader Publisher. Joy Lawrance will still be available to write and edit articles.

Lena Junker and Linda Stolte have asked Randy for resident's ideas for beautification of the trailheads.

Joy Lawrance presented Rick Kemple's recommendation of changing clean up day to a planting and beautification day. In the past \$2,400.00 to \$3,000.00 has been spent for clean up and picnic. With additional support from FHMD, larger plantings could occur at the gate and the berm, areas that can be hand watered or are irrigated. Rick also recommended developing a master plan in conjunction with FHMD and replication of existing plant material. Chris Hall brought up the issue of the deteriorating condition of the timbers around the pond area and trail. Randy said this should become a priority and will contact FHMD. He suggested the new board should meet with FHMD to develop a plan for the infrastructure around the pond.

Panorama Point: Julie Noonan reported Scott Albertson's opinion on inviting the residents of Panorama Point to join the HOA. If the 6 lots were in the original plat for Riva Chase, an amendment must be passed to annex the lots. If the lots were not part of the original plat, the letters of invitation can be sent. He has the documentation and will investigate which course of action should be taken.

Roger will send a list of concerns of the ACC to the new board members. He recommends that 2-3 people meet with new neighbors to make them aware of the covenants and rules and regs.

Steve Iskalis unveiled the prototype of the new Riva Chase Web site. The site can include items regarding who we are, where we are, by-laws, rules & regs, board members and Riva Reader. Steve is still working out the logistics of access. Steve is also requesting input from residents on what they would like to see on the site. Contact Steve at siskalis@yahoo.com

Chris Hall is asking for assistance from the HOA and ACC in dealing with a parking issue with Dave Conyers on the cul-de-sac at the end of Treetop Lane. Chris presented photos of the infractions. Rich Perry pointed out the Policy, Procedure and Penalties section of the ACC Rules and Regs revision which states: A phone call will be placed to notify the homeowner of the complaint or violation. A date for compliance will be set (30 days). If compliance is not met within that time, a letter will follow with a \$100.00 imposed with another 30 days to meet compliance. If a second letter is necessary, a further \$500.00 fine will be levied and the property will be liened for the full \$600.00. In the event of parking violations, this could include vehicle towing and storage fees. Roger Thiret recommends that the fire department be contacted to find out if this situation is in violation of fire code.

Roger would like to investigate employing a professional firm to handle future violation notification and assessment of fines. Steve Iskalis asked about the possible fees involved, Roger will research some companies and provide the fee structures.

Joy Lawrance concluded the meeting by recognizing the work and accomplishments of the outgoing board, Lynn Pike, Kathy Hall, Mindy Kemple, Randy Cuccio and Julie Noonan along with the work of Susan Moser.

Meeting was adjourned,

Respectfully submitted,

Mindy Kemple
Recording Secretary