

**RiverSound Property Owners Association, Inc.**  
**Third Annual Meeting**  
**Edenton Methodist Church**  
**Saturday, August 20, 2016 11:00 a.m.**

**Meeting Minutes**

**Opening:**

The RiverSound POA's Third Annual Meeting was called to order by Lee Quick at 11:00 am.

**Officers Present:**

Lee Quick, President

Guy Shaneybrook, V. President

James Butts, Jr., Treasurer

Laurie Mullins, Secretary

**Establishing a quorum:**

As of the meeting date, RiverSound Phase's I & II was comprised of 250 lots. One third or 84 of the lots represented is needed to establish a quorum. There were 44 lots represented at the August 20<sup>th</sup> meeting and we received signed proxies for 60 lots prior to the meeting. A quorum was established with a total of 104 lots represented.

At the meeting, the 2015 meeting minutes were made available as well as the RiverSound POA financial statements.

A motion to waive the reading of the minutes was made by Lot 62/McClure. Motion was seconded and passed unanimously.

**Agenda items:**

**1. Update on Settlement Funds of 1.85 Million:**

- \$1.5 million was invested in short and long term bank cd's.
- \$250 thousand in a money market fund through the investment branch of Southern Bank in Edenton, North Carolina.
- Two Phase II lots were purchased/approved by the state authorities to be used for future RiverSound Development projects including a WWTF contingency plan.
- Importantly, these funds can only be used for infrastructure development of Phase I of RiverSound.

**2. Dues:**

- Lee discussed the temporary reduction in POA fees to \$400.00 in 2016 may no longer be extended due to various reasons in 2017, but a big reason is the continuous operation of the WWTF which requires large amounts of chemicals and electricity, which we had not incurred previously, are expensive.
- Lee explained that the Phase II owner's are also assessed an additional \$200.00 annually due to some unique maintenance issues associated with Phase II and outlined in the Phase II Covenants.

- Phase I and Phase II owners who had not paid their 2016 dues, 15 days Lien Notices were mailed in September as required by NC statutes. Sometime after November 1<sup>st</sup>, liens will be filed on lot owners with unpaid dues. Interest, penalties and legal fees will be added to the unpaid amounts.

### 3. Financial Report:

- Jim Butts, treasurer, gave a financial overview line item by line item, fielded questions and made the current financial statements available in the meeting and on the RiverSound POA website.
- For the first time, Jim subjected our books and records to an independent review by an outside auditor, the results were positive.

### 4. Architectural Guidelines:

- Guy Shaneybrook, vice president, discussed the Architectural Guidelines and necessity for the ARB to make revisions to bring them into compliance with state, local and environmental regulations. It was noted that Phase II has slightly relaxed covenants and guidelines due to the “farmette” nature of those lots but both phases have covenants that will be strictly enforced to maintain the value of the lots. A copy of the new guidelines is posted on the website for those who are interested.

### 5. Board of Director Positions:

- No Board or Officer positions are up for election until 2018. At the next annual meeting, the President, Vice President and the Secretary positions will be open noting that the Treasurer is appointed by the Board to serve as an officer and can continue to serve if reappointed by the incoming Board.

### 6. Question and Answer period with Officers and Directors including questions emailed by lot owners.

- Phase I, Lot 27/Berryman suggested that with the POA insurances going up that we should obtain 3 quotes.
- Phase I, Lot 40/Kiley spoke about the cost and process of building his home and an estimated completion date of July 4<sup>th</sup>.
- Phase II, Lot 17/ Matthew asked if the roads would be paved? Phase II, No, dirt roads.
- Phase I, Lot 62/McClure asked about amenities like sidewalks and bike paths. Not at this time but open for ideas

Meeting adjourned.

*Laurie Mullins*

Secretary