

**River Stone Master**  
Advisory Board Meeting  
April 20, 2011

The Advisory Board met at the River Stone sales center at 5:00 PM on Wednesday, April 20, 2011. Tisa Futch, Jay Young, Adam Reagan and Daniel Amick were present. Mike Cooper was absent. Scott Street for the Declarant, Windsor/Aughtry was unable to attend. Scott Warren and Mary Piscitelli of the Pool Committee and Jackie Whitaker, Social Committee and Marion Bachand from ParaMount Property Management were also present. Adam Reagan and Mary Piscitelli also represent the Architectural Review Committee.

Joe Aloisantoni of Hayes & Lunsford (and a River Stone homeowner) clarified details about the security camera and DVR system being considered for the pool. Installation will take place prior to the opening of the pool.

Scott Street reported there were seven sales in March. The lot next to the pool has been released for sale by Windsor/Aughtry. The common area field needs to be utilized. Some owners are playing catch there. Contractors have been advised not to park trailers in the street and the construction road was installed from the construction staging area off Yadkin Road to the new section to eliminate some of the traffic through the completed sections in the neighborhood. Windsor/Aughtry is working with DOT to assume responsibility of all streets in one shot. They are aiming for a turnover date this summer.

As of April 20, 2011 there was \$38,165.74 in the cash operating account and \$140,371.13 in the savings account for total assets of \$178,536.87. Total expenses through April 20, 2011 were \$11,066.13. Some of the savings will be needed for operating expenses. Liens were filed against 10 lots for a total of \$4500 outstanding.

The 2011 proposed budget was discussed and adopted by the Board. It will be distributed at the April 25, 2011 homeowners meeting.

River Stone Committees reported as follows:

Social - Jackie Whitaker advised a Summer Party will be held on May 28th at the pool. There will be games and food for families. A fall festival will be held on October 29, 2011 with costume contest and pet parade and a Holiday Event will be held December 2, 2011. Please email Jackie at [jwhit001@aol.com](mailto:jwhit001@aol.com) to participate or offer suggestions and ideas.

Architectural Review – A two-tiered deck was considered and approved by the committee when the owner agreed to limit the screening to 6 feet, the approved fence height. A homeowner had inquired whether any tree varieties were prohibited at River Stone and the Board concluded there are no limitations regarding the type of tree to plant on a lot. The committee appreciates owners requests and submissions for approvals for changes or additions to structures and extensive landscaping.

Pool – The pool rules, infraction plan and acknowledgment were reviewed and approved by the Board. Some of the major revisions are that one must be 16 or older to use the pool without being accompanied by an adult. Younger children must be supervised by an adult, not a minor including the 16 year old that can use the pool without adult supervision. Keys and wristbands for ALL residents and two guests per household will be distributed at the homeowners meeting on April 25th as well as at the River Stone pool on Thursday, April 28, 2011 from 5 PM to 7 PM and Saturday, April 30, 2011 from 11 AM to 1 PM. Cabana construction will take place beginning May 1, 2011 and will take about two weeks; therefore, the pool will open on Sunday, May 15, 2011 if all goes well.

The Board discussed a request for a River Stone vendor fair but concluded that it would contradict the "No Soliciting" policy for the community. Homeowner concerns regarding pet etiquette and violations were also discussed. Notice to homeowners for specific violations and fines for non-compliance may be necessary.

The Homeowners meeting agenda was discussed and the announcement of the picnic shelter specifications would be key. The picnic shelter will be 30 feet by 50 feet with a concrete floor, truss construction and pressure-treated wood posts on either side. A six feet wide fire place will be built at the center of one end and three charcoal grills will be concreted into ground the opposite end. The cost of construction is \$27,000 plus picnic tables. A committee will be appointed to set regulations for use of the picnic shelter.

Other amenities such as a basketball court and tennis court, playground and second pool will also be revisited. These items are cost prohibitive at this time but could be planned for the future. A second pool is necessary and would most likely be best towards the Rugby Road entrance when development is nearer completion.

The meeting will be held on Monday, April 25, 2011 at 6:30 PM at the French Board Baptist church.

The meeting adjourned at 7 PM. The homeowners meeting is Monday, April 25, 2011 at 6:30 PM, therefore, there will be no board meeting on Wednesday, April 25, 2011.