

**River Stone Master**  
Advisory Board Meeting  
June 22, 2011

The Advisory Board met at the River Stone sales center at 5:00 PM on Wednesday, June 22, 2011. Tisa Futch, Mike Cooper, and Adam Reagan were present. Jay Young was on vacation. Scott Street attended for the Declarant, Windsor/Aughtry. Jackie Whitaker, Social Committee, Mark Henderson, Pool Committee, and Marion Bachand from ParaMount Property Management were also present. Adam Reagan also represents the Architectural Review Committee.

Jenn Gwennap planned to attend the meeting to discuss the proposed installation of new stop signs but was unable to attend and asked Tisa to speak on her behalf. Placement of a stop sign at Trent and Lumber River Road may be intrusive to some lot owners. The Association will place signs where legally required while being as considerate as possible to lot owners.

The minutes from the May 25, 2011 board meeting were approved and will be posted to River Stone's website and Facebook page.

Scott Street requested the Board write a letter to DOT to ascertain the final requirements for it to accept all streets in River Stone to date by the end of summer. Capital expenditures were again discussed as a result of the feedback surrounding the recent picnic shelter proposal/vote. The Board will continue to contribute funds to a separate capital improvement account for future projects (i.e. a second pool, playground, walking trails, sport facilities and other major community area improvements) and has decided to limit expenditures without homeowner approval to \$15,000 or less.

As of June 22, 2011 there was \$23,536.20 in the cash operating account and \$140,621.13 in the savings account for total assets of \$164,157.33. Total expenses through June 22, 2011 were \$30,187.43. Some of the savings will be needed for operating expenses. Total assessments outstanding are \$2050 for three lots with liens and one lot pending foreclosure.

### **Committee Reports**

**Social** - Jackie Whitaker reported the Summer Party was a success. Fun was had by all in attendance. The children loved the bouncy house and treats. The Social Committee is establishing a garden club and will award a homeowner the "Yard of the Month" and will post a sign for recognition.

**Pool** – Mark Henderson reported that the pool committee met to discuss the infractions at the pool. They concluded that a card access system should be researched to determine feasibility. The system would identify the time and household entering the pool. Another camera was added to the pool surveillance system to ensure proper coverage of pool activity.

The Board obtained one rough quote for a card access system for the pool for \$15,000 and will obtain other quotes.

**Architectural Review** – Adam Reagan reported a fence variance was granted because of lot size and shape. Temporary gazebos are permitted as long as they are properly maintained and removed at the end of summer. Windsor/Aughtry granted a variance for a storage building built too close to the property line and the owner will plant three giant arbor vitae to screen the storage unit from the neighboring lot.

The Board agreed to increase insurance coverage to \$2 million for general liability and add \$1 million directors and officers coverage and \$2 million umbrella coverage. The total premium will be \$3450 which was more than \$1,000 lower than other quotes.

As mulch surrounding the pool area blows into the pool, the mulch will be removed and river rock will replace the mulch for easier maintenance of the pool. The proposed cost is \$400 plus depending on rock chosen. Samples will be provided for board approval.

The Fourth of July holiday is approaching and the Board asks that owners be cognizant of their neighbors and abide by the rules and regulations regarding block parties and fireworks.

Notices of violation will be sent to owners violating the parking of trailers or recreational vehicles on the property. Parking for not more than three days is allowed to load and unload only. It is not acceptable to move the trailer for a day and then return to storing it in a driveway or on the street.

Street parking is an ongoing complaint. Please be mindful of your neighbors when parking on the street.

Windsor/Aughtry appointed three new board members to the advisory board: Meredith Jackson, Lisa Long and Harry Whitaker. The board now has seven members representing River Stone homeowners.

The next board meeting will be held on Wednesday, July 27, 2011 at 5:00 PM and hopefully a deputy will be able to attend to discuss formation of a neighborhood watch program for River Stone.

The meeting adjourned at 7 PM.