

**River Stone Master**  
Advisory Board Meeting  
March 30, 2011

The Advisory Board met at the River Stone sales center at 5:00 PM on Wednesday, March 30, 2011. Tisa Futch, Jay Young, Mike Cooper, and Adam Reagan were present; therefore, a quorum was met. Daniel Amick 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) made a presentation of a security camera and DVR system being considered for the pool. The Board agreed the Association should purchase the system to protect its investment and help enforce the pool rules. The cost of the system is \$2971.

Scott Street reported that business is picking up. Smaller houses have raised the square footage price at River Stone. There are only a few 1014 square foot homes in the neighborhood. New elevations include 1900 and 2300 square foot one-story homes and 3500, 3700 and 4100 square foot two-story homes. Construction traffic and mud on the roads is a concern. Windsor/Aughtry will gravel the construction holding area and build a road to the rear construction area when weather permits. The roads are cleaned each Friday to minimize the dirt and debris in streets. The Board agreed that construction traffic is slowing down.

As of March 30, 2011 there was \$35,608.75 in the cash operating account and \$140,243.63 in the savings account for total assets of \$175,852.38. Total expenses through March 30, 2011 were \$8634.26. Liens will be filed if there are any outstanding assessments as of March 31, 2011. Eighteen owners still owe the 2011 assessment for a total of \$6750 outstanding; however, \$7800 was collected in 2010 for 2011 assessments. 222 Black River Road is in foreclosure.

River Stone Committees reported as follows:

Social - Jackie Whitaker agreed to chair the committee and will work on recruiting members by calling homeowners to either serve on the committee or help with events. She recommends concentrating on a few big events: Summer Party (proposed date of July 2<sup>nd</sup>) and Holiday Party (proposed date of December 2<sup>nd</sup>). It is too late to organize an Easter egg hunt. A garage sale will be scheduled for May 14th from 8 AM to 1 PM. A fall festival will be planned for October 29th. Windsor/Aughtry will participate in some of these events. The Social Committee will also form a Welcome Committee with a street representative for each street to welcome new homeowners.

Architectural Review - Adam Reagan reported a garage door with windows was approved for one homeowner. Scott Street added that some of the new elevations will have windows in the garage doors. An issue arose where replacement roof shingles did not match. ABC Supply in Swannanoa sells the roof shingles and siding.

Pool - Scott Warren reported that the committee is revising the Pool rules and acknowledgment. The committee is working on an infraction policy for pool rule violations and supports the purchase of the camera and DVR system. Keys and wristbands will be distributed at the homeowners meeting on April 25th as well as on site later in the week. The committee recommends a keyless entry system for 2012. That will be researched.

Amenities were discussed and the Board agreed the Association should proceed with the picnic shelter and will obtain specifics for construction for approximately \$24,000. A multi-court for basketball and tennis was also discussed; however, the cost is approximately \$50,000 to complete. The Board voted to move forward with the picnic shelter and consider a sand volley ball court since the tennis/basketball court was more expensive than expected.

The meeting adjourned at 7 PM. The homeowners meeting is Monday, April 25, 2011 at 6:30 PM, therefore, the April Board meeting will be Wednesday, April 20, 2011 instead of April 27<sup>th</sup>.