

**River Stone Master
Advisory Board Meeting
January 25,2012
Minutes**

The Advisory Board met at the River Stone sales center at 5:00 PM on Wednesday, January 25,2012. Tisa Futch, Adam Reagan, Harry Whitaker, Meredith Jackson, Mike Cooper, Lisa Granieri, and Jay Young were present. Scott Street represented the Declarant, Windsor/Aughtry. Lisa Edney and Sandra Morrow from ParaMount were also present.

The meeting was called to order and minutes from the September 21, 2011 and December 7, 2011 were approved.

Reporting for the Amenities Committee: Vincent and Julie Barr provided a very thorough presentation for the proposed playground. After much discussion, it was decided to obtain additional quotes for various ground covering options. It was determined that based on the feedback received from homeowners, features desired were: swings 31%, slides 23%, climbing areas 19%,spring riders 15%, sand box 12%. Other playground features are 2-12 age appropriate, 3 slides varying in height and speed, 5 climbing features, 2-3 spring riders, 6 swings: 2 bucket and 4 belt seats. The proposal also provides for 4 benches, 1 with a shade cover. Julie Barr will contact the playground representative at KorKat to arrange for a meeting on the site where the playground will be placed. Meeting date is set for Wednesday, February 8th @ 5:00 PM. Scott will follow up regarding requirements for a permit. ParaMount will contact the association's insurance carrier regarding additional coverage which may be necessary. Preferred colors for the playground are green and tan. So that a comparison can be made, another bid will be obtained from an additional playground equipment provider, with the same specifications provided as the current bid. Other items to consider for the playground were trash cans, picnic tables, a doggie bag station, and a walkway to the playground area. ParaMount will obtain information about what is classified as a commercial/public playground and what, if any, guidelines are applicable. A quote will be obtained from Dale w/Consolidated for ongoing playground maintenance which would include upkeep and replenishing of mulch (if mulch is chosen). The monthly fee for playground maintenance should also include upkeep of the playground equipment and emptying the trash. ParaMount will provide the Amenities Committee with follow up questions from this meeting. In order for the playground to be in place by May 1st, a decision will need to be made as soon as possible. The board commended the Barr's for all the research and information they provided.

Scott Street reported that DOT is currently working on repairs to the holes around the storm drains on the property and will be filling the holes with asphalt. Also, the holes along the road at the entrances will be repaired at the same time.

Scott also reported that construction on the new section has started and a second pool is still planned.

Street signs will be straightened, repaired, and ordered where necessary. Chairman of the social committee, Deborah Aquilino, will be asked to help coordinate a function at the pool this summer with Windsor Aughtry.

Financials were distributed. Total assets through 12/31/11 were \$129,999.95. Expenses to date were \$70,031.73. A revised draft of the 2012 budget was presented and changes will be made and presented again for the board's review and approval. A new line item will be added for ongoing playground maintenance, a new line item will be added for the \$15,000.00 transfer which is allocated for the second pool.

The architectural review committee approved the following requests: 88 Alligator-fence approved; 252 W. Swift Creek-fence approved; 256 Mud Creek-fence approved. 84 Mud Creek- storage building approved. It was noted the storage building at 84 Mud Creek will be built at a later date, owner to notify ParaMount.

ParaMount will order wristbands and new keys for the pool soon. The wrist band colors will be purple and red this year. Owners will be notified of wristband and key distribution dates which will take place at the pool, as done each year.

ParaMount will discuss the following with Consolidated: remove log at entrance sign, place reflective tape on dumpsters, winterizing sprinkler system at pool, cost to maintain/upkeep the playground on a monthly basis.

A discussion was held regarding the due date for the annual fees. Beginning in 2013, the annual fee will be due on March 1st. If fees are not paid by April 15th, late fees will be assessed. Procedures to file a lien will follow.

The next meeting will be held on February 29, 2012 at 5:00 PM. The homeowners meeting will be held and date scheduled for sometime in May.

With no further business, the meeting was adjourned.