

Rivendell HOA Board Meeting Aug 1, 2019

- Attendance: Current Board members: Jackie Barker, Johnnie VanGeldern, Mark Ranft, Dale Northrop, Christina Cox
- Board Passed Minutes from June 27, 2019

Agenda Items

Old Business:

Cloutier: Letter from Lawyer, Kevin Wilson that he has talked to Cloutier Attorney and they needed until Aug 19 to reply to our offer. Letter from our attorney questions our legal ability to win if we went to court.

Attorney fees now at 725.00

We are on hold until further communications.

Shiraef:

Motion to Table due to lack of information requested.

Presidents Report:

Residents come together to sign off on permission for French Drains behind new homes that have serious water drainage issues. Developer to Trey Moss III had agreed to repair. Start date Aug 5, 2019

Insurance Forms: 21 homeowners have not submitted

HOA Past due: 14 homeowners are past due

Landscaping committee:

Decision to Change Company to Images: Jackie wants to have forward property mowed (not our neighborhood)

Dale, Scott and Mark to do a walk through with Images

Scott Saylor can not send emails around the neighborhood, only communications for lawns should come from board or Management company.

Quote for Cleaning pond: 350.00 JD Lawncare- Vote to approve- ALL Yes

Motion to Change Landscaping on Oct 1, 2019- Vote to Approve- ALL Yes

As long as JD Lawncare has all work done for neighborhood prior to that date.

2890.00 monthly- Images Landscaping

33480.00 yearly

Architectural committee:

Front yards: Homeowner pays to replace plants Front and Backyards (HOA replaces Sprinkler heads)

Backyards: Homeowner pays to replace plants and sprinkler heads

Architectural Committee to meet and decide what can and can not be in front yards. We need to discuss what to allow and are willing to enforce.

Keeping in mind that our commitment is to Protect Value of Property while respecting the rights of the individual property owners.

IT: Mark Ranft

Work orders, Complaint forms and Forms For Rivendell to be posted on the website: www.Rivendelltownhomes.com

We want it to be a database for homeowners, we are waiting on the last home to sell to get full rights to load information on the website.

Social Committee

Need to create a committee to start social activities.

Next meeting: Sept 5, 2019

Jackies House 5:30

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