



Board Minutes
March 23, 2021

MEETING commenced @ 6:00 via Zoom

Attendance

Darryl Brown, Ken Lorenz, Mandy Penman – Board Members
Jerry Macy and Gordon Penman representing ARC

Eight Members

Open Q&A

- 1) **Subdivision of Lots** – To date, there have not been any formal requests brought to the board to subdivide lots. As such, no approval has been provided. Ken to review the covenants with legal. It is unclear if the board has the ability to approve subdivision as “successors and assigns” are not clearly defined in the agreements. See highlighted section below:

This Declaration of Restrictive Covenants of RiverWalk Subdivision

General Use Restrictions – Paragraph 4. More than one lot (as shown on said plat (s) or portions thereof, may be combined to form one or more lots by (or with the written consent of) Declarant, its successors and assigns. No lot may be subdivided by sale or otherwise, except by (or with the written consent of) Declarant, its successors and assigns. Upon combination or subdivision of lots, the building line requirements prescribed herein shall apply and the easements reserved herein shall be applicable to the rear, side, and front lot lines of such lot as combined or subdivided. The resulting building site and structures erected thereon must otherwise comply with these Restrictions and the new property line of the resulting building site shall be used to computer the set-back lines as set forth herein

- 2) **Fob System** – The Go-Live date for fobs will be posted on Riverwalk Website. The following have been addressed; delivery services notified; speaker fixed; clickers work, garage door openers can be programmed to open gate also, fobs work for Gardner gate only; complete name and cell phone lookup in Gardner gate.
- 3) **Contractors** - How do we let contractors know concerning gate entrance? Contractors can use the directory to lookup and request access from the owners. We will also define this for the welcome package for new owners.
- 4) **Speeding in the community**; Speeding on Gardner Point Drive continues to be an issue. There are two proposals for additional speed bumps.
- 5) **2021 Budget** – To be approved at the next Board Meeting

- 6) How to discuss discrepancies with homeowners with properties off the road. Gordon will reach out to Terry Waugh for his help.
- 7) **Improve internet service** - ATT and Spectrum expensive. SpaceX- satellite starlink.com Board members meeting-record-no objections

Board Reports:

President: Ken Lorenz

We have a number of items to address regarding projects and maintenance.

- 1) Transparency and more communication
- 2) Working to approve and post meeting notes for October November December 2020, January 2021. September 2020 posted.
- 3) Hold proper board elections this fall. We need to elect two or three board members. We will appoint two board members between now and then as interim.
- 4) Looking for a third ARC member
- 5) Volunteers and New Committees – We need additional hands
 - a. Welcome committee
 - b. Security committee
 - c. Communications
 - d. Beautification
- 6) Maintenance
 - a. Beach, Marina, Staircase, Pavilion all need repair
- 7) Safety
 - a. Speeding on Gardner Point Drive needs to be addressed

Treasurer: Mandy Penman

- 1) 2021 Budget approval next meeting including review of long-term planning reserve for roads and marina.
- 2) Transition from Mainstreet to Michelle's Bookkeeping has been relatively smooth.
- 3) Financials to be posted to the website.

Vice President: Darryl Brown

- 1) Security
 - a. Fob go-live – see Q&A notes above
 - b. Boat stickers to be distributed for boat and trailers
 - c. New stickers for cars distributed with Fobs in December and door to door distribution
 - d. Fobs will not be mailed to external residents
 - e. Forming a Security Committee

ARC: Gordon Penman and Jerry Macy

- 1) Ben Conklin-Oak Point finished house-sign off soon.
- 2) Beautification form to be put online.
- 3) Clean mold on north sides of houses, ask for help if you need it.

- 4) Need to discuss increase to square footage minimums

Old Business

1. Maintenance
 - a. Tree removal proposal to remove trees from area by porta-a-potty, bradford tree by pavilion and Virginia pine tree by the staircase. \$1,000 quote from Mark Warren, Motioned by Mandy, Seconded by Darryl, Approved
 - b. Swim line and float replacement proposal - \$633.11 plus shipping – Motioned by Mandy Seconded by Darryl Approved
 - c. Pending quotes:
 - i. Electricals to be relocated in Pavilion \$635 estimate from licensed NC Electrician. Motion Darryl, Second Mandy, Approved
 - ii. Drainage / Riprap / sand at beach
 - iii. Dock / stairs repair
 - d. Spring Workday – Saturday, April 17, 10:00am
2. Safety
 - a. Speed table proposal – Speed bumps make you stop, speed tables slow you down to 15 to 20 mph, reviewing options (rubber vs asphalt) review options and new proposals.

New Business

1. Maintenance
 - a. Beach repair estimate - pending
 - b. Move Dog station to a better spot
 - c. Dock repair estimate - pending
2. Safety
 - a. Speed tables estimate - pending
 - b. CPR Training – Darryl to meet with Chief Abernathy and explore AED unit
 - c. Security Team - pending
3. Communication
 - a. Welcome Committee – to be formed
 - b. Five-year planning Committee – to be formed
 - c. Fall Board Elections – begin planning
 - d. Facebook LSL Group – We will only communicate in this group to remind members of updates to the website and newsletters.
4. Legal
 - a. Amendments to Covenants Discussion:
 - i. Subdivision of lots – pending legal meeting
 - ii. Short term rentals – concerns with AirBNB and VBRO listings. pending legal meeting
 - iii. ARC Guidelines on new construction – pending legal meeting
 - iv. Motion to discuss with legal regarding costs to explore above by Darryl, Second by Mandy approved.

Adjourn 7:48