

The following notes are from the committee meeting we had on Thursday, March 12, 2015. Meeting was called to order at approximately 6:35 p.m.

We began our meeting with Steve Sisney leading the discussion. Steve proposed we come up with a mission statement, and feels our purpose as a committee should be to have a unified voice for our subdivision, in order to effectively take our issues and concerns to the developer, Robert Holmes. Once Robert relinquishes control of the subdivision, we will then have a foundation to establish a POA/HOA. Due to the large number of people in attendance, Steve proposed we consider having a committee comprised of any resident interested and willing to commit to meetings, as well as an “executive committee” of 8 leaders, with each street having representation on the committee. The 8 people coming forward were:

Brady Delperdang - Riverwater	Bob Renfro - Riverfront	Kyle Patillo - Riverfront
Karen Woodward – Riverwater	Matt Weber - Riverfront	Richard Burton - Riverfront
Rosie Schueler - Brookewater	Jeanne McLachlin- Riverfront	Steffanie & Bridgette (scribes)

At this point, Steve Sisney said it was his vision to get a group together, but at this time he did not want to officially be on the committee. Kyle Pattillo stepped up to take the role of the meeting leader, and offered some updated information he had received about “Waterford Phase 2” from Robert. Kyle said it looks as though Phase 2 is a no go, due to the fact that a developer will have to buy one extra acre for every lot that is sold, or sell the lots as 2 acre lots, which is not cost effective at this point.

Kyle called on Andy Hague, to see if he could update us on any issues. Andy’s points were:

Part time employee: Andy hired Josh Magnuson to help out with some of our maintenance issues, including the lights, the gate, gate keys, pond & waterfall issues, etc.

Gate: The gate was fixed, but the repairs were not done correctly, which caused the motor to burn out and need to be replaced again. Parts are on order and it should be repaired again soon. Andy is talking with the company that tried to fix the gate initially, and he is trying to get them to pay for it so it won’t be our expense.

Pond: Algae is forming and they are looking into what is the issue for the lack of water circulation which is causing the algae.

Waterfall: The waterfall was built with the pvc pipe *inside* the cement structure. At some point, the pipe has busted. They are considering piping water through a new pvc pipe that will discreetly run along the top of the wall, as opposed to busting out the old pipe and replacing it.

Lights at front: There are many things causing our lighting problems, and they are working on getting it solved. As a quick fix, in the interim, Andy will have the white reflective paint on the curbs at the entrance touched up, which will help with evening visibility.

Website: Andy's website guru came with him, and said they ARE working on the website. It should be up and rolling by 3/21. We will have access to the website and they encourage us to "play with it" and generate feedback about what works and what does not. Website will include, but not limited to: calendar of events, clubhouse booking capabilities, links to documents such as the covenants, blog site for residents, reminders of city council dates, and eventually, our monthly P&L statements.

Kyle spoke briefly about rocks he would like to add to either side of the clubhouse driveway to prevent people from driving around the chain, as opposed to stopping and unlatching it. Keith Woodward is looking into rocks we may be able to obtain at no cost.

Kyle said Robert is looking at the unsellable lots, such as the lots with large ravines or ditches running through them. He is considering combining 2 lots that would be unsellable, and taking the best portion of the lots to create one larger lot that could be built on. A committee member mentioned the idea of building a playground area on a lot(s) that couldn't otherwise be built on.

The issue of trash was brought up again. It was made a point, that with four different companies servicing our area, many trucks and all their drivers will have access to gate codes (once construction is done and we are performing as a true "gated community"). Of the four companies that service our area, there are four days that trash trucks are driving through our community, causing wear and tear on roads that **we** maintain. The four companies and their trash days are: 4D-Monday, Phillips-Tuesday, Best-Wednesday, Trash Away- Thursday. The following questions were brought up- do we know if these companies are bonded? Do they screen their employees? Do they properly dispose of the trash? Kyle proposed sending out a survey to see how the homeowners would like to address the trash issue. Once we come to a majority decision on trash, the ruling will be put into the new covenants. His three possible solutions were:

- 1) Leave trash as we have it now, at the discretion of each resident.
- 2) Propose a unified trash company that will service all residents, who will of course, be bonded, and insured.
- 3) Negotiate with the existing companies to get trash services to run on one day, regardless of when they pick up now. If they are not willing to run on our chosen day, they will not be able to service our community.

ATV's: There was a lengthy discussion regarding the ATV's. Many points were brought up, and topics discussed. The thing that everyone agreed on was that all interested parties need to come to an agreement. **The committee will establish recommendations for the Open Space Management Plan, and how this correlates to ATV usage.**

Kyle proposed and we all agreed on a spring clean-up date of April 11, at 7:00 a.m., meeting at the clubhouse. ATV's with small utility trailers would be helpful and if everyone would bring 2-3 large contractor's trash bags that would be great. Open to whomever can make it! We will come up with a plan and split up into groups for different areas of the neighborhood.