



ANNUAL Rivercrest Property Owners Association Meeting
February 24, 2021 via ZOOM

First, a reminder, please, to obey stop signs and the speed limit of 20 mph within the neighborhood.

The annual Rivercrest POA meeting was held remotely via Zoom on Wednesday, February 24, 2021. The meeting was attended by four board members and 24 property owners. Thanks to all for attending.

Vice President Shannon Henslee opened the meeting requesting board members in attendance to introduce themselves. Julia MacIntyre (Secretary), John Madden (Treasurer) and Mary Sugeir (Member-at Large). Position of President is vacant.

The agenda was addressed as follows by Shannon Henslee:

Mary Sugeir made a motion to **approve the 2019 HOA meetings**, which was seconded by Simon Tezzo, Jody Drew, and Jennifer Cable. 2019 minutes were approved with handwaves.

The need for new board members was addressed. Due the death of James Cuellar, Shannon Henslee agreed to be the President. The need for a new vice president was presented. The role will be a joint position shared with Shannon. Jeff Hudson volunteered for the position. A motion and approval for Jeff to become the Vice President passed. Mary Sugeir volunteered to replace William Lopez who moved out of the community. Motion was made and she was formally approved as the Member-at-Large.

Violations of covenants was discussed, specifically parking in the road, and fence violations. The board has been working to address these violations and asked that any future violations be addressed in a neighborly fashion as far as possible before escalating to the board. Several owners asked that garbage and recycling containers NOT hidden from public view also be addressed.

Purchasing new neighborhood security cameras - Simon Tezzo and Michael West volunteered to do research and present possible solutions as to which new cameras would be best to purchase, and best placement of the cameras. The current camera system installed is dated and non-operational.

Existing and new committees - Volunteers were requested for the architectural committee and the social committee along with establishing new committees for different interests. The following stepped up: Security and Cameras – Michael West and Simon Tezzo; Architectural - Jacob Barbeau and Jennifer Cable; Beautification of entrance – Jody Drew and Jennifer Cable; Social – Simon Tezzo and Tammy Garrity; Hospitality - Christie Pickel (*not in attendance*); E-Newsletter – Shannon Henslee and Simon Tezzo. Beth Becker expressed an interest in learning more about the committees.

Homeowners' directory - The board would like to compile and compose a neighborhood directory so that people can reach out to neighbors for whatever reason. A form will be sent requesting participation and to provide contact information. Participation is optional.

John Madden addressed the budget:

An overspend was addressed and accounted for, plus other expenses going forward. A motion was raised and approved to increase dues **\$300/year beginning 2022** to cover all rising expenses, and to build a reserve for any potential major expenses. A motion was made for a **\$100 assessment due July 1, 2021** and approved to cover 2021 budget. Dumpsters are not in the budget this year due to the overspend.

Contributing to the overspend were attorney fees connected to two potential lawsuits: One regarding the realtor of the former owner of 79 Driftstone and the issue regarding short-term rentals; the other regarding the lower lot that is for sale in the neighborhood and the seller/developer wanting to be excluded from the covenants. A formal vote in 2020 by the community voted down releasing the seller/developer from the covenants.

Two plots of land at the entrance - The plot of land next to Beckers' has sold and a new house will be built. Buyers are the Westberrys and will be 18 Driftstone. This will be a new HOA membership. Concern that the house would not meet the bylaws' specifications was addressed. The house will meet all specifications per our Restrictive Covenants.

Lower lot is still for sale - Current price is \$55,000. An interested party in the lot contacted the board and asked if they can be excluded from the covenants. We responded that it is not excluded, at which point there was no further inquiry. If we want to present an offer for the neighborhood to buy the land, we will need to do a vote within the neighborhood and discuss.

Rezoning requested by Asheville River Cabins - Their request has at this point been denied by the planning board for joining the lots and adding more cabins.

ARMAX Clayton project – ARMAX out of Woodfin/Asheville will be building 24 homes across 6.5 acres behind the homes on the top of Driftstone Cir. Lots size will be approximately .18 acre. There are a few plots of land that will be built on in the spring. ARMARX purchased the land from the developer of Weatherwood. Weatherwood is almost sold out. John Madden said he will research and provide a map as to where the houses will be built.

Arborist consultation – was approved for 2020. Due to Covid and budget constraints it was put off until 2021. The goal was to gain a plan for beautifying the neighborhood.

Jason Walls addressed the question of **installing more efficient lights** in the neighborhood. Jason and John Madden will work together to research the issue. The monthly bill for the streetlights ranges from \$375-\$385.

Shannon reminded everybody that we have a **website: www.rivercrestarden.com**. We have a private **Facebook group - RivercrestArden**. An email address for our community to reach the board, which is **RivercrestHomesHOA@gmail.com**. The board uses **Text Magic system** to reach people with urgent matters. *Any board member can be contacted to send out information via neighborhood-wide text.*

Community email newsletter - Volunteers were sought; Simon Tezzo expressed interest in spearheading the effort.

The meeting was opened for questions/concerns:

There was concern expressed over **fireworks** that were set off over the New Year. Reinforcing to the neighborhood that this is not appropriate was requested. The board will address the concern.

Quarterly Zoom HOA meetings were suggested by John Madden so that issues can be raised and addressed in a timelier fashion.

Trash cans being visible from the street was addressed and agreed that all violations will be dealt with in due course as time from the board allows.

Speed bumps - Jason Walls said the issue had been researched before. The wait for them to be installed would be 10-20 years, and to pay for it privately would be over \$100K. Jason said he would reach out to the DOT and see if anything had changed.

NEXT quarterly Zoom meeting is Wednesday, April 21, 6:30 p.m. The board will finalize and communicate the date with the community.

Zoom meeting details:

<https://us02web.zoom.us/j/87923048388?pwd=RjNvbIRZWW1XYldJZ3hqa0dpQWNjQT09>

Meeting ID: 879 2304 8388

Passcode: 607426

Your 2021 board will consist of Shannon Henslee and Jeff Hudson as co-presidents, John Madden as treasurer, Julia MacIntyre as secretary, and Mary Sugeir as member-at-large.

Regards,

River Crest Board