



Rivers End Meeting Minutes

January 14, 2025

Members Present: Scott Allen, Joe Culp, Carol Bolmen, Randy O’Neal,

Members absent: Kristie Musial

Committee Chairs: Keith Hertzog, Richard Bolmen, Lettie Perry (absent)

Meeting called to order 6:05 p.m by Scott Allen

Topic	Discussion	Action	Follow up
Review and approve minutes from December 10, 2024		Minutes were reviewed	Minutes approved by all board members
Resignation of REPOA Secretary Karen Smith	Kristie Musial has volunteered to step in until October when this position is up for re-assignment	Joe Culp, Scott Allen and Carol Bolmen agreed to appoint Kristie as REPOA Secretary on 1/5/25. Refer to Secretary transition plan	 2025-01-04_REPOA_Secretary-Transition Approval of Kristie as Secretary by all board members
Old Business	Air BNB -Scott to report on meeting with homeowners. Board members agree that this is a violation of Covenants Section 1 Exclusive as residential purposes;	Scott has not had further discussion with the homeowners.	Motion to send the first violation letter. All board members have approved. Carol will draft for Board review.

	<p>Section 16 Nuisances; Section 18 Rental of Residence and Section 21 Business and Sales Activities.</p> <p>Board Members and/or Committee chairs to rotate homes to host meetings.</p> <p>.</p>	<p>Dates; January 14, 2025 – Joe Culp March 11, 2025- Kristie Musial May 13, 2025- Scott Allen July 8, 2025 – Randy O’Neal September 9, 2025- Lette Perry October 21, 2025-annual mtg TBD December 9, 2025 – TBD</p> <p>Questions were addressed about how to request and why homeowners need to request to attend.</p>	<p>Homeowners who want to attend are requested to email Repoaboard@gmail.com and receive a response as space may be limited.</p>
<p>Committee reports</p>	<p>Treasurers report</p> <p>ARC Committee report.</p>	<p>See treasure report. Confirmed that all dues’ notices have been sent. Correction to 2024 expenses were put into social committee from other items including safety. Will correct going forward. \$2450 for snow removal We have some revenue flowing forward. Paving expected every 3 years but done in phases (not all at once).</p> <p>No report from ARC</p>	<p>Treasurer report approved by all board members. Keith to f/u on bill for light post</p>

	<p>Safety Committee report</p> <ul style="list-style-type: none"> • Stop signs. <p>Cares Committee report</p> <p>Social Committee</p> <p>Special Projects report</p>	<p>All materials obtained; plan approved last meeting. Plan posted at kiosk and emailed to homeowners.</p> <p>Disaster system i.e. telephone tree. Requesting that Safety committee develop a disaster plan</p> <p>2025 – calendar of events reviewed. Add lawn games to calendar.</p> <p>Pond maintenance Drainage at deep creek pending. Road repairs pending</p>	<p>Plan to implement mid-February. Instillation of signs to start as soon as snow recedes.</p> <p>Safety to f/u at next meeting</p> <p>Social activity calendar approved by all board members. Carol to add lawn games.</p> <p> Calendar of events.docx</p> <p>All committee reports approved by board.</p>
Violations policy	Was approved at the Dec 10 th meeting.		Documents posted on the Rivers End Web Site
5- year plan approved – 2025 projects include	<p>2025</p> <ul style="list-style-type: none"> • Road maintenance and repair - Special Projects committee 		Posted on Rivers End Web Site

	<ul style="list-style-type: none"> • Maintain drainage grates – Special Projects committee. • Pond and communal area maintenance – Special Projects committee/volunteers • Tree trimming around light posts - volunteers. • Monitor and correct drainage issues - Special Projects committee. • Disaster preparedness plan – Safety committee • 2-3 activities to increase community engagement – Social committee. • Add road reflectors – Safety committee. 	<p>Advised safety committee of request to create a community disaster plan.</p>	<p>Safety to meet in February to address/develop</p>
New Business	Request to change meeting time	Meeting time changed to 7 p.m.	All board approved meeting change to 7 p.m.
	Dues increase	<p>Homeowner request of advance notice when/if an increase is required in the future.</p> <p>Need to get e-mail and contact info on new residents</p>	<p>Message created and distributed restating need for dues increase.</p> <p>Carol to f/u with new residents' info sheet. Also contact Mary Merideth to add to new residents' packet</p>

	Posting minutes on the Rivers End web site	Start in 2025 posting on web site	Board voted to post minutes and REPOA web site.
Meeting adjourned at 7:30	Old Furnace Bridge project	<p>Tom is a retired Transportation engineer. 100 year old bridge in poor condition and narrow. Considered a historic bridge. Includes improvement of Old furnace rd. 16.7 million project. Bridge declared non restorable. Replacing includes large pilings, disruption of wetlands etc. Project is scheduled to start in 2028, construction of the bridge is expected to be 8 months. Hope is to have the bridge recognized and included in the national historical register. Bridge needs to be nominated by historical society. This may allow for repair rather than replacement.</p>	<p>Tom McGean Laura Phillips will f/u with someone from the historical society.</p>