

Riverview Associates, Inc., Meeting
May 10, 2005
7:30pm to 9:20 pm

The President, David Goodwill, called the meeting to order at the Copeland's home at 4369 Riverview Drive at 8:10pm. The following persons were in attendance:
(See attached sign in list and proxies.)

1. The minutes of the March 8, 2005, Riverview Association meeting were presented. On a motion by Bill Smyth seconded by Joe Jamison, all members were in favor of acceptance.
2. **Treasurer's Report:** Darcy reviewed the expenses for April and the year. It was noted that the social funds were \$315.44 negative but slowly making up for the balance. Darcy noted that 123 Riverview homeowners have paid dues for 2005, both covenant and non-covenant signers. Only one of the previous 5 covenant signers is in arrears for 2004. A third notice will be sent to the remaining unpaying homeowners. If they are covenant signers, a letter will also be sent, addressing the fact that they will have a lien placed on their home in accordance with the covenants.

3. Committee Reports

a. Grounds and Beautification: Betty Van Houten reported that the new foreman for High Grove Partners is inadequate. She will continue to monitor his work and address at a later date if necessary. The April "yard of the month" went to the Rindiks at 4623 River Court. The May "yard of the month" went to the Araits at 4386 Ridgeway Drive.

b. Social and Welcoming Helen Copeland reported that on April 29th, the neighborhood had "garden tour" at the homes of Patricia Copeland, Beth Sharon, Nawal Arait and Lisa Zambacca. The social committee is making plans to have a social hour on May 26, 2005 at the home of Jom and Billy Ellis who has moved out of the neighborhood. Helen suggested carpooling because parking will be limited. More information to follow. The social committee is also planning a June 12, 2005 pool party for the whole family at the home of Stephanie and Hamid Safaie. A BBQ in August is also being planned. The welcoming committee welcomed the Oswalts to the neighborhood.

c. Community Affairs: Mike Murphy reported on the Peachtree Corner's Association meeting stating that the ball fields at Peachtree Corners Baptist Church are being discussed with the neighbors around the church. Mike stated the website for Peachtree Corners information is www.upcca.com. The martial arts studio lost its appeal in the Gwinnett County zoning hearing. The 1.6 acres is up for sale again. Road construction at Medlock Bridge Road and Peachtree Parkway is to improve traffic flow in that area. The state is going to eliminate the existing ramp and reconfigure the roads.

d. C.O.P.S No report. No major issues.

e. Long Range Planning: Anthony Sparrow described progress with the Executive Committee's **cooperative purchasing initiative** where trash pick up companies (Waste Management, BFI, and others) had been contacted and asked to bid on service for the whole neighborhood. Waste Management responded that for \$15 per month or \$45 per quarter for recycle, garbage and yard waste picking up on Tuesday. The neighborhood would have to have 80% participation to guarantee the price for two years and 100% to guarantee it for three years. Their current price increase is due to landfill issues. BFI responded with a price of \$12 per month or \$36 per quarter for garbage and recycle. For yard waste, the price would be \$5 per month or \$15 per quarter. BFI's prices would be good for two years. Both would restrict special pricing to due paying covenant signers. Betty Van Houten expressed her concern with BFI's service. Several others did as well. Betty Van Houten motioned that we use Waste Management if 80% criteria is eliminated or reduced. After that is known, the executive committee will make a decision about the rubbish collectors. Joe Jamison seconded the motion. All were in favor. Anthony was going to go back to Waste Management and see if he could eliminate the 80% participation.

4. New Business:

The **frequency and content** of Association meetings was discussed. The President circulated a survey **questionnaire** to solicit ideas from Association Members. David Goodwill only received 8%, or 13 surveys back. Several suggested starting the meetings earlier. It was unanimous that three business meetings and two speaker meetings was preferred. Mitchell Hughes moved to adopt this approach for meetings. Vince Lyons, seconded the motion. It was noted that to change the number of Association meetings would require the bylaws to be changed. David stated that he would look into a guest speaker on lawn maintenance and landscaping. He had received information on the "Master Gardener" program that has a free guest speaker.

The **waste disposal service** using a cooperative purchasing initiative was discussed in above in the Long Range Planning report.

A homeowner stated that when the directory is updated that we update the "service directory." Lots of people said that they use this **service provider** directory. David Goodwill suggested whomever takes on the directory responsibility should collect the service provider information. The service provider feedback could be collected via e-mail or paper request. Mitchell Hughes volunteered to handle the project if it was all using e-mail. Darcy noted that only about 65% of homeowner's have e-mails listed in the database.

The directory will be discussed with Dotty Crain upon her return from traveling. Until then, Darcy will update the electronic **database** for due payments, and then pass the directory changes to Andy McLean to allow these changes to be made to the database. This new electronic database, created by our past president, Andy McLean, will be the basis for the directory. Someone suggested a website for the neighborhood where the homeowner's information could be updated by them selves to relieve the burden of one directory person. Anthony Sparrow put the website idea on his long range planning agenda.

5. Old Business:

The **status of payment of delinquent dues** was discussed with the treasurer's report.

Mike Murphy reported on the **TaeKwonDo facility** in the community affairs report. However, it was mentioned again. David Goodwill stated if anyone is interested in collecting information on the property for sale and spear heading a group of people to investigate options about the property, please do. The executive committee will not be discussing the property options further. Mike Murphy stated he would gather information from the real estate agent and report back.

The President said that The Executive Committee continues to try to find a person to fill the position of "**Administrative Officer and Record Keeper**." This used to be several positions and actually incorporates several roles, one being to make sure that the Association's business gets carried out in a proper and timely fashion, the other to ensure that the Association maintains accurate records. Since the President and Executive Committee change every year, we need a longer-term, "civil service" type of presence that stays in place as administrations come and go. David Goodwill spoke with a homeowner's association management person. David asked for a proposal from the man to explain how he could save the association money and yet still pay him a management fee. The Executive Committee will continue to look into this. Betty Van Houten stated that we should keep the responsibilities within the neighborhood. Several other agreed.

6. Any other Business

Anthony Sparrow asked if anyone had as much noise pollution from 141/Peachtree Parkway as he did. Anthony did some preliminary research on noise restrictions. The state potentially could build a noise wall or other option to reduce noise from traffic. He is going to continue to research the issue.

7. Date and place of next Meeting: The next meeting will be on September at the home of Betty Van Houten.

The President adjourned the meeting at 9:20 pm.

Submitted by:
Darcy Copeland, Treasurer, filling in for Kaye Smith.