

Riverview Associates Meeting

November 14, 2006

President Keith James called the meeting to order at 7:40 p.m. at the home of Dick & Bonnie Watts. Introduction and welcome was extended to new neighbors and those not seen in a while. Keith gave a report on those committee chairs not able to attend.

Minutes distributed: Pat Davis moved to accept as presented. Barbara Howard seconded. All were in favor with no opposition.

Committee Reports:

Community Affairs—Mike Murphy (not present) – no report

- Keith reported on behalf of Mike, that he would be glad to co chair his committee next year, or pass. Going forward, Barbara Howard, agreed to co chair Community Affairs with Mike Murphy.

COPS—Andy McLean

- Cops Festival – no one from Riverview was able to attend
- Security system –Wellington Lakes has installed 4 security cameras
- Incident report from Ingles–Officer Topple was asked about the incident –no additional info has been received.
- Misc. – air conditioner condenser is in the ditch at the park - will ask Tom Sharon to handle removal.
- Other incidents – none to report at this time. Residents were reminded to watch out for their neighbors and be diligent in their safety during this time of the year.
- Security lights –
 - Jan Smyth and Jonnie Burney will survey the street lights in the neighborhood and report the locations of trees that need to be trimmed away from the lights, or removed.
 - A quote to trim the trees will be developed and presented to the residents at a future Assn. meeting.
 - Bill Smyth will source the need for new lights and the related replacement process.

Treasurer's report – Darcy Copeland

- Handouts were provided on the budget – the highlights were:
 - The Association, being non profit, must keep \$20,000 for operating expenses and \$10,000 for legal at year end. We currently have an overage of \$8,600 to re-invest in projects at this time.
 - Halloween social costs - the main cost was covered by Highgrove Landscaping.
 - Association dues collected to date are from 133 residents. Currently we are missing 16 resident Association dues - 8 residents not paying their dues is more the historical norm for Riverview. We are expecting additional payments to come in during the end of the year.

Grounds and Beautification—Tom Sharon

- Yard of the month:
 - October: McLeans
 - November: Danielsons
 - Note: We need a new Yard of the Month sign
- Christmas Lights – research conducted with three vendors and the price was comparable. We will utilize the same vendor as Wellington Lakes and receive a 10% discount. Pricing is per item, with a 30% cost for the vendor to store the items and test them each year. Included in the 30% storage cost is replacing any items that are not working at their cost the next year. A \$1500 deposit is required. We will be purchasing new items with the exception of the wreath and lamp post décor. The pricing is as follows:

Recommendation:

- \$ 400 Guard House
- \$1,324 Entry into the subdivision on both sides up to the Riverview name
- \$ 400 Ground lights

Other options available but not recommended:

- \$ 900 Holly bushes
- \$1,440 Crepe Myrtle (left)
- \$ 900 Crepe Myrtle (Right)

A quote of \$2,177 +30% storage fee was proposed for the Christmas Lights (note: each year the cost goes down by 60%). Betty Erickson moved to accept the proposal recommended and cost. Joe Jamison seconded the motion. All were in favor with no opposition.

- Lighting for the flagpole – Joe Padget, a local resident who is an electrician is going to run an underground conduit for lighting the flag pole with tee offs to light the crepe myrtle trees. He is doing this for little to no labor cost to Riverview.
- Street Signs – A quote for the street signs was received from the vendor used by Thornhill Subdivision. The quote was \$22,800 for all the signs, which exceeds our budget. Riverview has the following options:
 1. Do not purchase the street signs
 2. Purchase one half of the signs at a time
 3. Raise the funding needed through a special assessment

A document (letter or newsletter) will be developed proposing the recommendation to purchase the street signs and the options available to raise the funding needed. Residents will be asked to vote in the January Association meeting.

- Cul-de-sac Renovation – Pike Nurseries Design Group has provided two on-site designs for our cul-de-sac islands. The cost for them to provide the plants and perform the work for the cul-de-sacs is \$4280.
- The following priorities were agreed upon 1) Tree trimming (by street lights) 2) Street signs and 3) Cul-de-sacs (put on hold and will be discussed in 2007.)

Social - Laura Lord – (not present) no report

- The Annual Christmas Social is Sunday December 3, 2006 at the AAC. Invitations have been delivered.

Long Range Planning—David Park (not present)

- Police radar monitor was in the neighborhood. The test results state we are in the 85th percentile of 11 mph over 25 mph. In order for speed bumps or speed humps to be placed in a section, it requires 70% of the residents living on that street section to agree. The county would pay to install and each of the residences on that section of the street would pay \$12 a year in increased taxes for maintenance. Thornhill Subdivision has the speed humps which are different than speed bumps. They are attractive and not destructive to vehicles. Anyone interested in pursuing speed humps can find additional information on the Gwinnett County website referencing the Speed Table Program. No further action will be taken by the Association.

Nominating Committee – Betty Erickson

- Nominations – the following people were nominated
 - President – Keith James
 - Vice President – new nominations are needed as the proposed nominee withdrew
 - Secretary – Laura Lord
 - Treasurer – Alice McGill

- Nominations – the floor was opened for additional nominations
 - Vice President – Brian or Penny Johnston

It was moved to accept the nominations as presented. Barbara Howard moved to accept. Bill Smythe seconded the motion. All were in favor with no opposition.

Old / New Business—Keith James

- Street sign topper – A “Peachtree Corners” sign will be purchased for \$50 and placed on the Ridgeway Dr. street sign on Highway 141 (subd. entrance.) The D.O.T. will install hopefully by year’s end.
- Web site development progress has been made. A printed sample was passed out for review. Andy McLean has identified a company to provide the service for \$2200 development charge and the \$50 a month for hosting which includes one hour of maintenance. The company and server are both local. The company will provide tight security control. We can upload documents to the site and perform searches. Residents can upload their own personal information. The Association will continue to distribute a hard copy of the directory to residents. We have registered www.Riverview.com and www.Riverview.org for \$25 a year. Andy McLean will serve as the web master. The site is up and being tested now - support is needed for the following:
 - General information about Riverview – Betty Erickson will provide
 - Electronic copy of Bylaws, meeting notes, historical documents, etc. We will contact Kaye Smith for that information.
- Real Estate signage – we allow real estate signage for special events (open houses, etc.). We do not, however, allow directional signs for home for sale. There has been an increased abuse of utilizing directional signs which needs to get under control.
- Covenant violations – The appearance of the neighborhood is deteriorating in two areas: 1) adherence to the covenants with boats, etc. in driveways; 2) abuse of county ordinances. Covenant violators will be addressed at the beginning of the New Year. Individual residents need to contact the county about those who are violating county ordinances.
- Newsletter is still in development. Additional articles are more than welcome.

January meeting to be held on the 2nd Tuesday of January, 2007 at the home of Andy & Mandy McLean.

Meeting adjourned by President Keith James at 9:25 p.m.

Submitted by: Tina James