



**Riverwood Athletic Club Community Association
3rd Quarter Board of Directors Meeting
September 26th, 2018**

The Board of Directors (“Board”) of the Riverwood Athletic Club Community Association (“RACCA”) met at the Riverwood Middle School Media Center in Clayton, North Carolina at 6:00 pm on September 26th, 2018. In attendance were Directors Brent Wood and Matt Zaske, and Community Manager Christina Walker, on behalf of the RACCA’s management company, to ensure minutes were taken.

Call to Order
@6:01 PM by Brent Wood

Review and acceptance of the Minutes

The Board reviewed and accepted the Board minutes from May 30th, 2018 prior to the Board meeting.

Management Report

On behalf of the RACCA’s management company, Christina Walker reported more boards have been replaced on the bridges. We are currently getting quotes to replenish the mulch at the playground. A new dog station has been installed near the pond. We are continuing to replace and install stop signs as needed throughout the community.

October 6th is the annual fall yard sale.

October 16th is Riverwood’s National Night Out with the Clayton Police Department from 6pm-9pm.

Management has issued 210 violations. There are currently 4 foreclosures in the community.

Open Forum

Resident #1 landscaping concerns-

Some of the areas of concern are privately owned and not covered under the contract. Anything outside of the contract will be additional. Per Brent the contract can be reviewed, and certain work can possibly be discussed and considered to be made part of the contract at the next budget preparation time.

Dog waste container behind the post office is broken.

Entrances to each community needs flowers, perennials are requested around the fountain.

Grass growing in the cracks of the paths, and the uneven pavement along the trails, Matt Zaske explained the grass issue can be taken care of with Round Up, the options for the uneven pavement are being investigated; that is not in the budget and can be an expensive project.

Resident #2 homeowner requesting permission to open an in-home daycare. Homeowner was instructed by the Board to submit a package/letter to management requesting the variance. The Board will review/discuss the request for a variance.

Matt Zaske reminded residents about the Facebook page. Social events will be posted there and any other news of what's happening in the community. Comments are not allowed on the page; it is for information only. A more legible copy of the covenants has been posted on the community site.

Matt also did some research on the rent at the mailroom after being contacted by a few residents. Per Matt, the current lease that the HOA has is a good deal and about \$200.00-\$300.00 less per month than market average. The search was done in a 7-mile radius for commercial property around our neighborhood and downtown Clayton. Brent Wood explained to another homeowner the HOA pays rent for the mailroom, the HOA does not own the building.

Adjournment

@6:36 PM by Brent Wood

Executive Session

6:38 PM

The Directors heard an appeal for re-consideration of a Decision to Fine for a Covenant Violation.

Next Meeting

TBD

Reid Smith, Director
(not present)

DocuSigned by:
Brent Wood

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Brent Wood, Director

DocuSigned by:
Matt Zaske

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Matt Zaske, Director