

RIVERWALK ESTATES

July 22, 2020 Board Meeting

Minutes

1. Board Present: Fred, Adam, Tracy, and Bryan, with John joining a few minutes after the meeting began. Also present were Jennifer Barvitski, architect for the Fords, and Jacob With legal counsel for the association. The meeting began at approximately 5:33 p.m.
2. The board first addressed the variance requested by the Fords. The Fords are requesting a fence that is not taller than five feet and extends up to ten feet beyond the building envelope on the side closest to the subdivision pedestrian path. Jennifer explained the variance request. The board noted: (1) the fence is a split rail type wooden fence with a hog wire behind it such that the visible elements of the fence will be natural wood material and the spacing of the solid framing of the fence will be spaced out to promote its openness and the ability to see through it, (2) the board noted that the area is highly trafficked as it is right on the pedestrian path and a fence capable of turning dogs is appropriate to protect against accidental incidents between owner dogs and dog walkers, (3) the fence will be installed at a lower grade than the grade of the path thus further reducing the overall presence of the fence, (4) the board discussed the importance in the subdivision of ensuring that fences were not prominent and that fences need to be minimal and need, as much as possible, not visible from other lots, subdivision trails, and subdivision roads, (5) approximately 60% of the building envelope will be enclosed in the fence, and (6) the applicant has agreed to plant and maintain adequate trees, shrubs and other vegetation outside of the fence, and specifically including between the trail and the fence, as to make the fence as close to not visible as is possible from the trail. The board approved the variance request subject to these conditions which are to be further clarified and set forth in a letter from the association to the Fords. Jacob is to draft and provide the letter.
3. The Fords also requested a change to their roofing material to a metal roof consistent in color and material to other roofs in the subdivision. The board approved this request.
4. Tracy provided an update on the river pathway. Tracy noted that further agreements with the county are not possible at this time. Fencing the river path at the sole cost of the association is approximately \$60,000 and is prohibitive. Tracy explained that he did not want the work and effort to date to go wasted. Accordingly, he requested that the association pay for placing approximately 12 'no trespassing' signs where the trail should be located. Adam noted that ultimately the County is responsible for installing and maintaining the proper trail. Though the owner he represents owns river lots, Adam did not believe that it was appropriate for all the lots in the subdivision to pay the cost of protecting these river lots from trespassing through the posting of signs or otherwise. There was a discussion about providing owners with approval to post no trespassing signage in a type approved by the association along the river trail as newly surveyed. Owners can also be permitted to build a buck and rail style fence consistent with existing subdivision perimeter fencing. Tracy expressed his desire to do more for the owners than providing them these options. Adam noted that a group of river owners should voice their concerns regarding this trail to the County Commissioners directly. The majority of the board

authorized Jacob to proceed to email the owners with an update consistent with the board conversation.

5. Tracy provided an update that the guest houses now have TV and internet. The rate for the cabins is changed to \$75 first night and \$25 each additional night. Tracy noted the first night is more expensive because COVID cleaning is more expensive.
6. Jacob provided the update that the covenant amendment passed. Jacob is to email to Tracy the document for execution and recording. Jacob is to include this update in the email to the membership.
7. Tracy provided an update on maintenance issues. He noted that the pathways have been trimmed. He noted weed treatment has been completed on all the properties. Tracy mentioned road grading may be appropriate as there may be some washboarding in the subdivision. Tracy mentioned doing it in the fall so that more of the construction was out of the way. The board was in agreement. The rough estimate of this expense is approximately \$7,500.
8. John brought up reducing the speed limit on the highway until the turnoff at the Ohio Creek road. Jacob is to contact Garlic Mike's, other subdivisions and landowners, and to see if a consensus can be built to provide a letter requesting the reduced speed limit.
9. 6:23 adjourned. Fred moved to adjourn, which was seconded, all were in favor.