

RIVERSIDE ON LAKE NOTTELY

ANNUAL MEETING MINUTES

August 15, 2026

Meeting Date: August 15, 2026

Community: Riverside on Lake Nottely

1. Call to Order and Quorum

The Annual Meeting was called to order. A total of **85 lots were represented**, exceeding the **56 lots required for a quorum**. A quorum was therefore established, and the meeting proceeded with Association business.

2. Suspension of Robert's Rules

A motion was made to suspend Robert's Rules of Order for the meeting. The motion was seconded and **carried**.

3. Board of Directors

It was reported that there were no write-in candidates and no additional nominations from the floor.

A motion was made to retain the existing Board of Directors. The motion was seconded and **approved**.

The Board will remain unchanged, with the following officers noted:

- **President:** Kitty Mauzy
- **Vice President:** John Wysocki
- **Diane Frenz:** Treasurer
- **Deb Gossman:** Secretary
- **Tina Chalkley:** Member at Large

The meeting acknowledged that the existing Board and newly elected Board are the same.

4. Volunteer and Committee Appreciation

The Board expressed its appreciation to the many homeowners who volunteer their time throughout the year.

Architectural Committee

The Architectural Committee was recognized for reviewing plans and specifications submitted for new construction and other improvements within the community.

Committee members and volunteers mentioned included:

- Norm Peters
- John Wysocki
- Gentry Shellnut
- Tim Prince
- Chris Freeman

The committee has reviewed several projects during the past year. Three projects have been approved for the coming year, with two already underway and another in process. Additional improvements, including pool construction, are also underway.

Maintenance Committee

The Maintenance Committee was recognized for handling a wide variety of maintenance needs throughout the community.

Members and volunteers mentioned included:

- Brad Gossman
- Ray Hartley
- Dale Meierotto
- Jamie Meierotto
- Bob Braddock
- Terry Neisler
- Larry Miller
- Don Gallahue
- Brian Peterson
- Larry Anderson
- Rob Miller
- Norm Peters
- Rick Hefner
- Other homeowners who volunteer as needed

The Board emphasized that homeowners frequently volunteer for individual projects, including repairs, opening or maintaining the lodge, and other community needs.

5. Social Committee

The Social Committee was recognized for organizing community activities and events.

A **community barbecue** is planned for:

Saturday, September 26, 2026 at 5:00 p.m. at the Lodge

Homeowners were encouraged to RSVP to members of the Social Committee.

The Social Committee members mentioned included:

- Barbara DeMark
- Diane Frenz
- Patty Anderson
- Fran Sanders
- Carol Ann Freidman
- Jamie Meierotto
- Deb Gossman

Homeowners were encouraged to submit ideas for future activities, including community dinners, dances, line dancing, and other social events.

6. Welcoming Committee

The Board established a Welcoming Committee during the past year.

The committee is headed by **Tina Chalkley** and is intended to welcome new homeowners to Riverside on Lake Nottely.

The committee plans to provide new residents with cookies or other small welcome gifts and information about the community and its leadership.

7. Maintenance and Community Improvements

Several maintenance and improvement projects were reviewed.

Lodge

- The outside ceiling fan at the Lodge was replaced/repared.
- Fan boxes and related components were replaced.
- Homeowners were reminded that the outside fan should remain **on** because it helps keep birds out of the Lodge area.
- The Lodge patio was pressure washed and cleaned.
- Furniture was cleaned.
- Homeowners were encouraged to use the outdoor furniture but to replace covers after use to help protect it.
- Gas has been installed for the fireplace for winter use.

Storm Damage and Trees

The Board discussed trees that have fallen during recent storms.

Homeowners were reminded that trees located on **private property are generally the responsibility of the property owner**. The Association has begun notifying owners when fallen or dead trees are creating an eyesore or potentially presenting a fire hazard.

The Board will investigate whether any additional requirements or remedies may apply, including possible fire-hazard considerations.

The possibility of obtaining permission from property owners and using neighborhood volunteers to assist with removal was also discussed.

8. Winter Weather Preparation

Homeowners were reminded that Riverside is located in mountainous terrain and that winter weather can make the roads hazardous.

The Association does not anticipate routinely salting the roads based on the limited benefit experienced previously. Winter road treatment will be considered on a **case-by-case basis**.

Residents were encouraged to prepare in advance for possible ice or snow and to avoid traveling on the roads when conditions are hazardous.

Weather-related notices will be communicated to homeowners by email.

9. Communication and Volunteers

The Board reminded homeowners that Association officers and committee members are volunteers.

Homeowners were asked to be patient with responses to emails and other requests because Board members do not necessarily monitor Association communications every day.

Homeowners interested in volunteering were encouraged to contact the Board.

10. Homeowner Letter

The Board reported that it had received a letter from a homeowner who was not present at the meeting.

Because the letter had only been received that morning, the Board had not yet had an opportunity to review and respond to it.

The Board stated that it would:

1. Review the homeowner's questions.
2. Prepare a response.
3. Post the letter and the Board's response on the Association website.
4. Include the information with the meeting minutes.

The Board clarified that the Association is **not attempting to remove community amenities** and stated that its goal is to maintain and, where possible, add amenities while managing Association finances responsibly.

11. Financial Discussion

The Board discussed its efforts to maintain adequate reserves and manage Association funds prudently.

The Association has been placing funds into savings/CD-type accounts to earn additional interest while maintaining adequate reserves, including funds for future road-related needs.

12. Landscaping and Property Maintenance

Homeowners discussed properties with fallen trees, overgrown vegetation, and insufficient landscaping.

The Board noted that certain Association requirements provide for minimum landscaping on newly completed homes.

The Board will review properties where landscaping or property maintenance appears incomplete and will remind homeowners of applicable requirements.

The Board also discussed situations involving vacant properties and owners who do not live in the community full-time.

13. Architectural Approval Process

A homeowner raised concerns regarding the forms and documentation required for architectural approvals.

The Board agreed to review the current forms and consider whether they can be simplified or improved, including the possibility of replacing certain PDF materials with clearer image-based or more user-friendly documents.

The Board also discussed requirements for construction plans, including the need for appropriate information regarding property boundaries, septic fields, and other site details.

14. Covenants and Bylaws

A substantial discussion was held regarding the Association's governing documents.

It was explained that Riverside on Lake Nottely has historical documents dating from different stages of the subdivision's development, resulting in multiple sets of covenants and related documents.

The Board discussed the significant legal and financial costs associated with revising or replacing the covenants and bylaws.

It was reported that:

- Changes affecting recorded covenants may require corresponding changes to those documents.
- Legal review and preparation could be costly.
- A substantial percentage of homeowners would be required to approve certain changes.
- The Board does not currently believe a comprehensive rewrite is financially practical.

The Board indicated that individual issues may instead be addressed through reasonable interpretation, variances where appropriate, and consultation with the Association's attorney.

Homeowners were encouraged to submit recommendations or concerns to the Board.

15. Election and Ballot Procedures

A homeowner suggested that future ballot counting include homeowners who are not serving on the Board to provide additional transparency.

The Board indicated that homeowners could be invited to observe or assist with ballot counting in future elections.

16. Front Gate

The front gate system was discussed.

The Association has funds set aside for a possible future upgrade to a more commercial-grade gate motor.

A previous special assessment generated approximately **\$11,000** for this purpose. A more recent estimate was discussed at approximately **\$11,500**.

The current gate system remains operational, and the Board intends to consider an upgrade when necessary rather than replacing a system that is currently functioning.

The gate is being left open from 7:00 am to 5:30 pm during weekday working hours to accommodate contractors and construction activity and reduce wear on the gate system.

17. Alternate/Emergency Access

The Association's alternate access route was discussed.

The Board will install a **lock box** at the alternate access gate so that homeowners can access the route in an emergency without relying on one specific individual to have a key.

The Board will provide homeowners with the access code.

The alternate route is currently maintained by bushhogging but is not intended for routine vehicle traffic. It is primarily considered an **emergency access route**, including circumstances such as fire, flooding, or another event that prevents use of the primary entrance.

The Board will investigate improving access and installing an appropriate lock-box system.

18. Bridge

The condition and future of the community bridge were discussed.

The Board has previously investigated bridge repair/replacement costs and determined that significant work would be expensive.

The bridge remains functional and usable at this time. No immediate replacement is planned.

The Board has funds designated for future road/bridge needs and will continue to monitor the bridge and consider improvements when necessary.

The possibility of a future bridge project may require temporary closure or an alternate access arrangement, which would need to be addressed as part of any future project.

19. Construction Fees

The Board discussed fees associated with construction activity and the additional wear placed on community infrastructure, including the bridge.

A road assessment fee of **\$2,000** was referenced. It was made clear that anyone who builds in the community must pay the assessment fee.

The Board noted that funds are intended to help address infrastructure needs resulting from construction activity.

20. Future Projects and Action Items

The following matters were identified for continued Board attention:

1. Investigate options for addressing fallen/dead trees on private properties.
2. Determine whether additional fire-hazard or property-maintenance requirements apply.
3. Continue communicating with owners of properties requiring maintenance.
4. Review landscaping requirements for newly completed homes.
5. Review and improve architectural approval forms.
6. Consult legal counsel as needed regarding covenant/bylaw questions.
7. Consider homeowner participation in future ballot counting.
8. Monitor the front gate and evaluate a commercial-grade replacement when necessary.

9. Install a lock box for the alternate/emergency access gate.
10. Continue monitoring the bridge and maintain funds for future repairs or replacement.
11. Continue maintaining the alternate emergency access route.
12. Continue communicating community notices and updates by email and through the Association website.

21. Adjournment

There being no further business, a motion was made to adjourn the Annual Meeting. The motion was seconded and the meeting was adjourned.

Respectfully submitted,

Debbie Gossman

Secretary
Riverside on Lake Nottely

Date: August 16, 2026