

# Rivermont Homeowners Association

## Annual Meeting Minutes

May 29, 2025

The annual meeting for the Rivermont Homeowners Association was held on May 29, 2025 at the Bryant Bank meeting room at 1901 University Blvd. Present were Board of Directors Members, Tony Hubbard, Ray Brignac, Pam Cowart, Pat Faile, Margaret Ann Corbett, and Jonathan Fuller and Managing agent, Kim Lawson.

Tony Hubbard called the meeting to order and welcomed the attendees. Thirty homeowners were represented, either in person or by Proxy, therefore, a quorum was not reached. The meeting was adjourned and recalled, in accordance with the provisions of the Restrictive Covenants, and a quorum was confirmed. Attendees introduced themselves and stated their addresses.

First on the agenda was discussion of the proposed short term rental amendment. Tony Hubbard, Board President explained the proposed amendment to prohibit short term rentals in the neighborhood. Kim Lawson and Tony Hubbard gave each property represented the amendment and signature page. The members who supported the amendment signed the signature page and returned it to Kim Lawson. The Board members agreed to take the remaining signature pages to the owners who were not in attendance.

Tony Hubbard discussed the 2024 expenses and 2025 budget. Maintenance items in 2024-2025 included the replacement of the pipe connected to the river pump, repair of pipe leaks in the pipe from the pump that runs through the neighborhood, and cleanup of the ravine. Additional work will be done in the ravine in the near future. He noted an increase in lawn maintenance and insurance lead to the increase in the monthly fees to \$151.00 for the garden homes and \$70.00 for the executive homes.

Jonathan Fuller reported on the Alabama Power proposal for additional street lighting and the locations. Four new lights have been proposed along River Ro. Drive and the Board agreed to add all four streetlights.

Mr. Hubbard asked for questions, comments, and feedback from the homeowners. Anne Gaddy at 1437 River Ro. Dr. stated her concern of the large pools of water behind her property. Tony Hubbard said he would place this item back on the maintenance list. Winston Way spoke on the issue of non-members fishing in the lakes. Tony Hubbard encouraged everyone to tell non-neighbors nicely they are not allowed to fish in Rivermont and to point out the private property signs. If neighbors are not comfortable confronting non-neighbors, Tony agreed to do so. Winston Way recommended some type of identification for Rivermont owners such as a bright lanyard. Many neighbors spoke in agreement with this idea. Another point of discussion

was Gary Deloach's dock at 1701 River Ro Dr and the liability associated with it. Harriet Lawler, a longtime resident of Rivermont spoke to the history of the dock. Ms. Lawler stated during the sale of the property, the previous owner told the current owner the dock could be built. The dock was built by the current owner initially without approval by the US Army Corps of Engineers; however, it was later approved by the Corps.

It was then time for the Election of Board members. Mr. Hubbard opened the floor for nominations. No new nominations were made. The current Board members agreed to serve another year.

Tony Hubbard discussed the proposed Sports Illustrated Resort development to be located one mile from Rivermont on Rice Mine Road and near the intersection of McFarland Blvd. A recent informational email from Tony Hubbard regarding the development had been sent to the members. He encouraged all homeowners who were opposed to the development to send an email stating such to the city council members or attend the council meeting on June 3 at 5:30 pm.

There being no further business to come before the homeowners, the Annual Meeting of the Rivermont Homeowners Association was adjourned.