

MINUTES OF MEETING OF MEMBERS OF RIVERWALK OF HAYESVILLE PROPERTY OWNERS ASSOCIATION, INC., HELD ON MAY 15, 2009, AT 1:30 PM IN THE OFFICE OF NICHOLS & NICHOLS, ATTORNEYS AT LAW, IN HAYESVILLE, NC.

A called meeting of the members of the Riverwalk Property Owners Association was held on May 15, 2009, at 1:30 P.M. in the office of Nichols & Nichols, Attorneys at Law, in the town of Hayesville, N.C.

Present at said meeting were the following:

1. Garland Hosed, representing Riverwalk of Hayesville, LLC, and as a director and officer of Riverwalk of Hayesville Property Owners Association.
2. Tighe White, representing Riverwalk of Hayesville, LLC and as directors and Officers of Riverwalk of Hayesville Property Owners Association.
3. Helen Mahoney as Secretary of Riverwalk of Hayesville Property Owners Association.
4. Joseph H. Mahoney and wife, Helen Mahoney, members of Riverwalk of Hayesville Property Owners Association.
5. Alfred Witt and wife, Julia Witt, members of Riverwalk of Hayesville Property Owners Association.
6. Mrs. Lucy Koles, member of Riverwalk of Hayesville Property Owners Association.

The members present constitute more than 75% of all members entitled to vote.

The members not present at the meeting were Emory R. Patton and wife, Melinda P. Patton, and Ms. Sybil Bell.

Also present at the meeting were the following persons who are not members of Riverwalk of Hayesville Property Owners Association: Gary W. Nichols, Bryan Lunsford, Heather Wise, Frank Bradley, and Linda White.

The first item of business was the statement by Tighe White, that the Notice of Meeting had been hand delivered to each of the members more than 10 days prior to the meeting and all members present waived any other requirement of Notice.

The second item of business was a motion made by Tighe White that the Covenants and Restrictions be amended to omit the requirement of a swimming pool. Mr. White, in his motion, stated that any references in the Covenants and Restrictions to said swimming pool, the maintenance of the swimming pool, or the use of the swimming pool, should be deleted from the Covenants and Restrictions. The motion was seconded by Mrs. Julia Witt, and was unanimously carried.

The third item of business was a motion made by Tighe White that the Homeowners Association approve a reduction in size of the community building to be more in keeping with the size of a county owned community building and parking necessary for the smaller community now planned for Riverwalk of Hayesville. Said motion was seconded by Mrs. Helen Mahoney

and was unanimously carried.

In the fourth item of business, Tighe White exhibited a plat showing a revision of the common area, and a motion was made by Tighe White that the Property Owners Association reconvey to Riverwalk of Hayesville, LLC, a portion of the 8.906 acre common area earlier conveyed by Riverwalk of Hayesville, LLC, to the Riverwalk Property Owners Association as set forth as the second parcel described in Deed Book 321 at page 183, records of Clay County, N.C., and that the officers elected by the Board of Directors or any one of the officers so elected execute said deed on behalf of the Riverwalk of Hayesville Property Owners Association to Riverwalk of Hayesville, LLC. The portion of the common area was previously reduced in size by the foreclosure of the deed of trust held by Walford Farms, which foreclosure included a portion of the said 8.906 acre tract. After the foreclosure, approximately 2 acres of that portion of the common area remains. Not to be reconveyed is the 0.212 acre tract for the entrance, and the 1.573 acre portion of the original 8.906 acre tract designated as "Common Rev-1 1.573 acres" shown on the plat exhibited.

The motion was seconded by Mrs. Helen Mahoney, and was unanimously carried.

The fifth item of business was a motion made by Tighe White that the Covenants and Restrictions be amended to omit the requirement that occupancy of units be restricted to persons 55 years of age or older, and to remove all references in the Covenants and Restrictions to the subdivision being a retirement community and being so restricted by the covenants and restrictions. After considerable discussion, the motion was seconded by Mrs. Lucy Kole and was unanimously carried.

The sixth item of business was a discussion regarding the setting of Property Owner Association dues, but no action was taken changing the same and the issue was continued to the next meeting.

The meeting adjourned at 3:00 P.M..

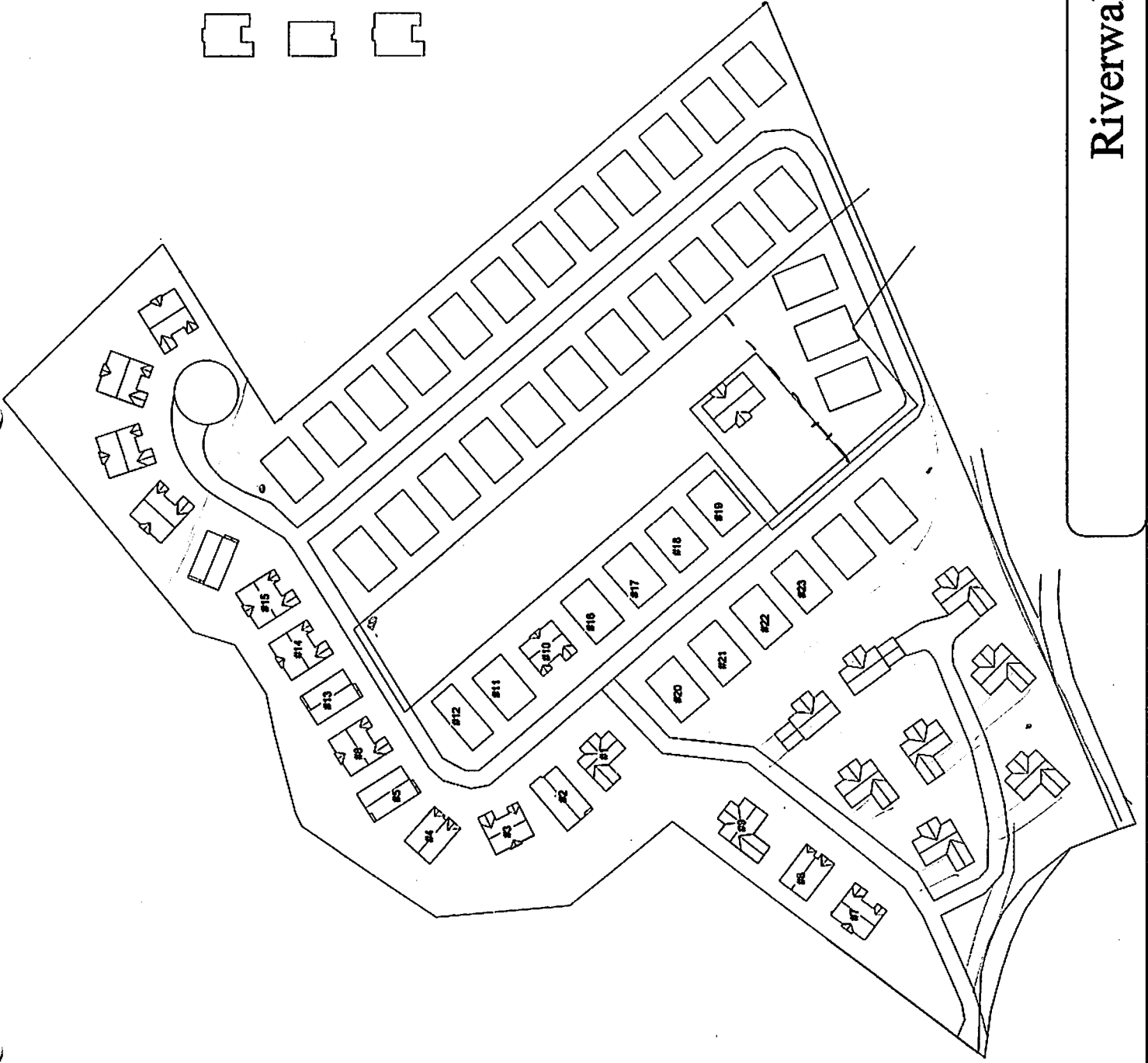

Secretary

Riverwalk of Hayesville

(13) House Sites Available Now

(2) Homes For Sale

(8) Homes Sold





RIVERWALK
of Hayesville

NOTICE OF MEETING:

A meeting of all members of the Riverwalk of Hayesville Property Owners Association, Inc. has been called for 1:30 P.M. on May 15, 2009, to be held at the office of Nichols & Nichols, in the Town of Hayesville, N.C.

PROXY:

The undersigned being member of the Riverwalk of Hayesville Property Owners Association, Inc. do hereby grant and give to FRANK BRADLEY our proxy to vote on our behalf and bind us to any actions of members take on any of the matters shown on the agenda of said meeting of Riverwalk of Hayesville Property Owners Association, Inc. called for 1:30 P.M. on May 15, 2009 to be held at the office of Nichols & Nichols, in the town of Hayesville, N.C. and do hereby confirm as our act all acts done by him/her on our behalf pertaining to all items shown on the agenda for the said meeting.

(SEAL)

(SEAL)



RIVERWALK

of Hayesville

NOTICE OF MEETING:

A meeting of all members of the Riverwalk of Hayesville Property Owners Association, Inc. has been called for 1:30 P.M. on May 15, 2009, to be held at the office of Nichols & Nichols, in the Town of Hayesville, N.C.

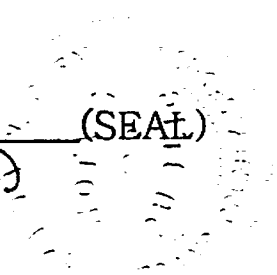
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PROXY:

The undersigned being member of the Riverwalk of Hayesville Property Owners Association, Inc. do hereby grant and give to Ronald Lewis our proxy to vote on our behalf and bind us to any actions of members take on any of the matters shown on the agenda of said meeting of Riverwalk of Hayesville Property Owners Association, Inc. called for 1:30 P.M. on May 15, 2009 to be held at the office of Nichols & Nichols, in the town of Hayesville, N.C. and do hereby confirm as our act all acts done by him/her on our behalf pertaining to all items shown on the agenda for the said meeting.

[Handwritten signature] (SEAL)

Cynthia W. Clene (SEAL)
Notary (exp. 5/11/2012)



MINUTES OF MEETING OF MEMBERS OF RIVERWALK OF HAYESVILLE PROPERTY OWNERS ASSOCIATION, INC, HELD ON MAY 13, 2011, AT 1:30 PM IN THE OFFICE OF NICHOLS & NICHOLS, ATTORNEYS AT LAW, IN HAYESVILLE, NC.

A called meeting of the members of the Riverwalk Property Owners Association was held on May 13, 2011, at 1:30 P.M. in the office of Nichols & Nichols, Attorneys at Law, in the town of Hayesville, N.C.

Present at said meeting were the following:

1. Helen Mahoney as President of Riverwalk of Hayesville Property Owners Association.
2. Tighe White, representing Riverwalk of Hayesville, LLC and as directors and Secretary of Riverwalk of Hayesville Property Owners Association.
3. Mrs. Lucy Koles, member of Riverwalk of Hayesville Property Owners Association.
4. Betty Schopp, member of Riverwalk of Hayesville Property Owners Association.
5. Ron Lewis, proxy for Emory R. Patton and wife, Melinda P. Patton members of Riverwalk of Hayesville Property Owners Association.

The members present constitute more than 75% of all members entitled to vote.

The members not present at the meeting were Emory R. Patton and wife, Melinda P. Patton, Tom Smith and wife, Kathy Smith, Donald Bleefeld, Donna Weiner and Ms. Sybil Bell.

Also present at the meeting were the following persons who are not members of Riverwalk of Hayesville Property Owners Association: Linda White.

The first item of business was the reading of the minutes of the last meeting on May 15, 2009 by Tighe White. A motion was made by Lucy Koles to accept the minutes as read. The motion was unanimously carried.

The second item of business was election of the new Board of Directors and was unanimously carried. Results were as followed:

President – Helen Mahoney

Vice-President – Ron Lewis

Secretary/Treasurer – Tighe White

The third item of business was the discussion of new rules established by Board of Directors at the meeting held on May 13, 2011. After much discussion, everyone present approved of new rules, and suggestions were made whereby the Board of Directors adopted the following additional rules:

1. Maximum number of pets is (2) with the exclusion of any pet that is kept indoors at all times.

2. No items can be stored outside of any home, except (1) trash receptacle at rear of each home.

The fourth item of business was the Treasurers report. The reserve amount is \$3,389.69 and it was agreed upon by everyone to be deposited in an escrow account.

The meeting adjourned at 2:15 P.M.


Secretary

5-13-2011

RiverWalk of Hayesville Property Owners Association, Inc.

NOTICE OF MEETING:

Annual meeting of all members of the RiverWalk of Hayesville Property Owners Association, Inc. has been called for 1:30 P.M. on May 13, 2011, to be held at the office of Nichols & Nichols, in the Town of Hayesville, N.C.

AGENDA:


- 1) Election of new Directors to the Board
- 2) Recommendations from Members to Board on any updates to By Laws

If you cannot or prefer not to attend, you may assign a proxy to attend and vote in your stead. This proxy need not be Notarized.

PROXY:

The undersigned being member of the RiverWalk of Hayesville Property Owners Association, Inc. do hereby grant and give to Ron Lewis our proxy to vote on our behalf and bind us to any actions of members take on any of the matters shown on the agenda of said meeting of RiverWalk of Hayesville Property Owners Association, Inc. called for 1:30 P.M. on May 13, 2011 to be held at the office of Nichols & Nichols, in the town of Hayesville, N.C. and do hereby confirm as our act all acts done by him/her on our behalf pertaining to all items shown on the agenda for the said meeting.

bind

 _____ (SEAL)

_____ (SEAL)

MAY 13, 2011

MINUTES OF MEETING OF BOARD OF DIRECTORS OF RIVERWALK OF HAYESVILLE PROPERTY OWNERS ASSOCIATION, INC, HELD ON MAY 13, 2011, AT 1:00 PM IN THE OFFICE OF NICHOLS & NICHOLS, ATTORNEYS AT LAW, IN HAYESVILLE, NC.

A called meeting of the Board of Directors of the Riverwalk Property Owners Association was held on May 13, 2011, at 1:00 P.M. in the office of Nichols & Nichols, Attorneys at Law, in the town of Hayesville, N.C.

Present at said meeting were the following:

Helen Mahoney as Vice President.

Tighe White as Secretary

The members present constitute more than 75% of all members entitled to vote.

The members not present at the meeting was Garland Hogsed, deceased, past President.

The first item of business was installation of Helen Mahoney as President

The second item of business was adoption of new Rule: All animals MUST be kept on a leash anywhere in Riverwalk Property which was unanimously carried.

The third item of business was adoption of new Rule: Pet owners are responsible for Cleaning up all waste or any mess made by their pet anywhere in Riverwalk Property which was unanimously carried.

The fourth item of business was the setting of the amount of fines related to any infraction of the Rules regarding pets. The amount per infraction is set at \$50.00 which was unanimously carried.

The fifth item of business was receipt of complaint from Lucy Koles. Action was tabled.

The meeting adjourned at 1:15 P.M..

Secretary



Tighe White

5-13-2011

MINUTES OF MEETING OF MEMBERS OF RIVERWALK OF HAYESVILLE PROPERTY OWNERS ASSOCIATION, INC, HELD ON NOVEMBER 21, 2014 AT 1:30 PM IN THE OFFICE OF NICHOLS & NICHOLS, ATTORNEYS AT LAW, IN HAYESVILLE, NC.

A called meeting of the members of the Riverwalk Property Owners Association was held on 11-14-2014, at 1:30 P.M. in the office of Nichols & Nichols, Attorneys at Law, in the town of Hayesville, N.C.

The first item of business was election of the new Board of Directors and was unanimously carried. Results were as followed:

President – Tom Smith

Vice-President – Kathy Smith

Secretary/Treasurer – Tighe White

The meeting adjourned at 2:00 P.M..

Secretary

A handwritten signature in black ink that reads "Tighe White". The signature is written in a cursive style with a large initial 'T' and a long horizontal stroke at the end.

Tighe White

MINUTES OF MEETING OF MEMBERS OF RIVERWALK OF HAYESVILLE PROPERTY OWNERS ASSOCIATION, INC, HELD ON 5-6-2015 at 2:00 PM IN THE OFFICE OF NICHOLS & NICHOLS, ATTORNEYS AT LAW, IN HAYESVILLE, NC.

A called meeting of the members of the Riverwalk Property Owners Association was held on 5-6-2015, at 2:00 P.M. in the office of Nichols & Nichols, Attorneys at Law, in the town of Hayesville, N.C.

The first item of business was election of the new Board of Directors and was unanimously carried. Results were as followed:

President – Tom Smith

Vice-President – Kathy Smith

Secretary/Treasurer – Tighe White

The second item of business was to change POA monthly fee from \$80. per month to \$100. per month due at the start of each month. To start with the month of June this year. This covers trash pickup weekly, maintenance of Common areas, Road maintenance, All grass mowing, mulch, pruning of bushes (not including bushes and beds planted by owners and areas inside fences), painting of siding and trim when needed, Re-roofing when needed with same type of shingles.

The third item of business was to accept the quote from Lawns Unlimited for \$524.16 per month, to include items in attached document.

The meeting adjourned at 3:00 P.M..

Secretary

A handwritten signature in black ink that reads "Tighe White". The signature is written in a cursive, flowing style.

Tighe White

MINUTES of the Annual meeting of all members of the RiverWalk of Hayesville Property Owners Association, Inc. at 5:00 P.M. on Wednesday September 7, 2016 held at the Corner Coffee Shop, 66 Church St. in the Town of Hayesville, N.C.

The first item of business was election of the new Board of Directors and was unanimously carried. Results were as followed:

President – Tom Smith

Vice-President – Ron Lewis

Secretary/Treasurer – Tighe White

The second item of business was to get bids on painting of the eight homes needing it. To includes pressure washing, painting all siding and trim. Approval was given to the Board to accept a bid up to \$10,000.00.

The other items discussed and not acted upon were street lights.

The meeting adjourned at 6:30 P.M..

Secretary

A handwritten signature in black ink that reads "Tighe White". The signature is written in a cursive style with a large initial "T" and a long horizontal stroke at the end.

Tighe White

MINUTES OF MEETING OF MEMBERS OF RIVERWALK OF HAYESVILLE PROPERTY OWNERS ASSOCIATION, INC, HELD ON September 6, 2017 AT 1:30 PM at the Corner Coffee Shop, 66 Church St. in the Town of Hayesville, N.C.

Members Present at said meeting were the following:

Tom & Kathy Smith - President and Member
Tighe White - Secretary/Treasurer and Declarant
Mrs. Lucy Koles - Member
Betty Schopp - Member
Travis & Annette Cobb - Member

The members present constitute more than 75% of all members entitled to vote.

The members not present at the meeting were:

Ron Lewis - Vice President
Melinda P. Patton – Member with a Proxy assigned to Tighe White
Donna Weiner - Member (2) with a Proxy assigned to Tom Smith
Wayne & Susan Roberts - Member with a Proxy assigned to Tom Smith
Margit Blekfeld-Sztraky – Member
Vince & Cinda Riggio - Member

Also present at the meeting were the following persons who are not members of Riverwalk of Hayesville
Dorinda Bas & Pat Donahue

The first item of business was the reading of the minutes of the last meeting and the budget by Tighe White showing Donna Blekfeld to be in arrears of \$200 and the estate of Helen Mahoney to be in arrears of \$700. Tighe White will attempt to collect both accounts

A motion was made by Betty Schopp and seconded by Lucy Koles to accept the as read. The motion was unanimously carried.

The second item of business was election of the new Board of Directors and was unanimously carried. Results were as followed:

President – Tom Smith
Vice-President – Betty Schopp
Secretary/Treasurer – Tighe White

The third item of business was discussion of monthly dues. Tom Smith made a motion to raise the fee from \$100 to \$120 per month starting 1/12018, Seconded by Lucy Koles, passed unanimously.

Forth item of business was discussion of street lights. Tighe has spoken with BRMEMC and is waiting on prices.

Fifth item of business was discussion of re-instituting the age restriction, Tighe will speak with Nantahala bank.

Sixth item of business was discussion of moving fence from Cobb's yard to perimeter of Neighborhood.

Seventh item of business was discussion of maintenance of member planted flower beds, it was decided to continue the policy of member must maintain.

Eighth item of business was discussion of automating the entrance gate, it was decided to get a quote and possibly wait for closure of construction entrance.

The meeting adjourned at 6:12 P.M..

Secretary

Tighe White

MINUTES OF RIVERWALK OF HAYESVILLE PROPERTY OWNERS ASSOCIATION, INC, ANNUAL MEETING

The annual meeting of the Riverwalk of Hayesville Property Owners Assn. was held at 5:30 PM at the Corner Coffee Shop, 66 Church St., Hayesville, N. C. on September 29, 2018. Acting President, Betty Schopp, called the meeting to order.

Members present:

Shirla and Tom Petersen

Lucy Koles

Patricia Feld

Mary Langley

Dean Bas and Pat Donahue

Richard and Betsy Stultz

Vickie Welsh

Travis and Annette Cobb

Betty Schopp

The first order of business was to report the association's reserve balance of \$5,040.37 as of 7/29/2018. Copies of the report were furnished.

The second order of business was to pass out copies of minutes from last year's annual meeting on September 6, 2017, for members to read. A motion to accept the minutes was passed and seconded.

The third order of business was to present the following list of prospective board members:

President:	Travis Cobb
Vice President:	Pat Donahue
Treasurer:	Mary Langley
Secretary:	Dean Bas

Shirla Petersen made a motion to accept the above named board members. The motion was seconded by Richard Stultz and was carried.

President Travis Cobb conducted a general conversation covering a number of topics:

1. Next annual meeting to be held in February 2019 at which time a financial statement and budget will be presented.
2. Travis will look into getting the entrance gate operational.
3. Copies of the current association covenants were passed out. Travis announced that the board will be reviewing the covenants.
4. Several members stated they would like to have street lights.
5. Possible annexation by the City of Hayesville was discussed with a general negative consensus.
6. The association will have a PO Box where future dues and correspondence should be sent.
7. Any future landscaping needs should be addressed to Travis.
8. A request for a list of handymen was made.

Pat Donahue made a motion to adjourn. Seconded and carried. Meeting adjourned at 6:15.

Dean Bas, Secretary

POB 1201

FEBRUARY 7, 2019

MINUTES OF RIVERWALK OF HAYESVILLE PROPERTY OWNERS ASSOCIATION, INC. ANNUAL MEETING

The annual meeting of the Riverwalk of Hayesville Property Owners Assn. was held at 6:00 PM at the Corner Coffee Shop, 66 Church St., Hayesville, NC, on February 7, 2019. President Travis Cobb called the meeting to order.

Members present:

Dean Bas and Pat Donahue	Lucy
Koles	Tighe White
Betty Schopp	Annette and Travis
Cobb	Tom and Shirla Peterson
Vickie Welsh	Patricia
Feld	Mary Langley
Richard and Betsy Stultz	

First Order of Business: The minutes of the previous annual meeting held on September 29, 2018, were read by Secretary Dean Bas. A motion to accept the minutes as read was made by Mary Langley and seconded by Richard Stultz. Motion passed unanimously.

Second Order of Business: Election of new board members was discussed. Tighe White made a motion to retain the same officers elected in 2018. Lucy Koles seconded the motion which was unanimously passed.

Third Order of Business: Budget and financial statements

Treasurer Mary Langley reported 2018 year-end account balance was \$5,055.33.

2018 expense report was distributed to members showing total expenditures of \$14,878.76, the largest expense being for landscaping (11,037). 2019 budget was distributed, with a total of proposed expenditures at \$14,737.92.

Fourth Order of Business: Discussion of landscaping issues, costs.

Lucy Koles discussed problems with weed-whacking by current landscaping contractor.

Tighe White asked for suggestions for other potential landscaping companies.

Betsy Stultz agreed to furnish a phone number for a potential company and Tighe said he would look into some of the landscapers he knows.

It was agreed that the POA needs to try to lower landscaping expenses.

Fifth Order of Business: Street Lights

Lucy Koles and Vickie Welsh expressed a desire for street lights.

Tighe White presented a circular about a potential solar light which most members agreed was too cost prohibitive. It was suggested that individuals who wanted street lights should be responsible for their own, subject to board approval for continuity.

Sixth Order of Business: Gate

Members discussed cost and subsequently agreed it would be too costly to make it operational. Gate topic was tabled.

Miscellaneous Information:

Shirla Peterson submitted a document with member signatures approving a proposed patio on the back of her house. Type of patio to be submitted to board for approval.

Tighe White presented the possibility of installing a small spring-fed pond on the back corner of the subdivision. A future pavilion would also be constructed in this area.

Pat Donahue made a motion to adjourn, seconded by Mary Langley. The meeting adjourned at 6:45 PM.

Dean Bas, Secretary