

March 2023 Meeting was a review of the survey results received regarding changes to the Covenants.

Legal counsel Cassie Edwards attended to answer questions.

No actual minutes were taken at this meeting as it was a Q&A meeting.

River's Bend HOA - By-laws Update Anonymous Survey

Wednesday, October 12, 2022

102

Total Responses

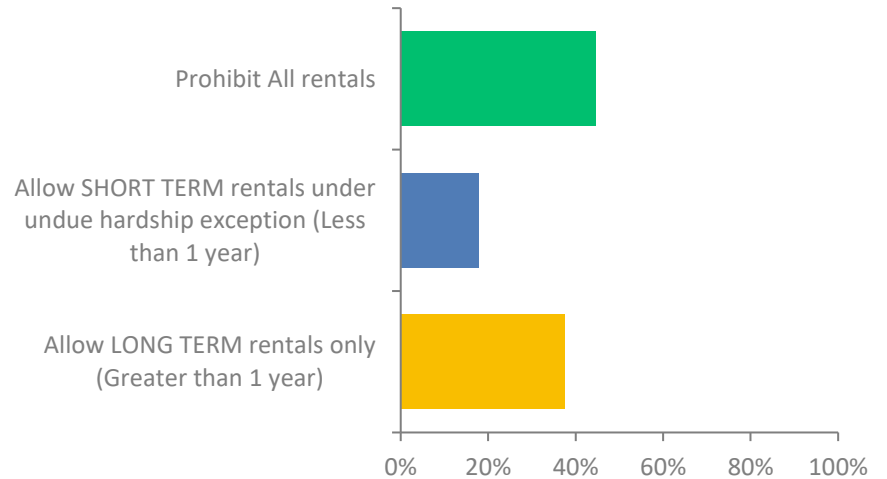
Date Created: Saturday, September 17, 2022

Complete Responses: 102

Q1: RentalsBackground: International corporate investors have abandoned commercial properties and are investing in residential properties. These companies offer cash to buy several properties in a single community and then rent using Airbnb, Vrbo or leave them vacant. Recently these investors are purchasing properties where home values range from \$400,000 - \$500,000. It could be a matter of time before RB becomes attractive to corporate investors. Under this situation it makes sense to limit rentals to prevent such investors from entering River's Bend.Rentals due to undue hardship will be granted with approval of the RBHOA Board. Hardship rentals with terms less than 365 days would be discouraged.Please note: An amendment cannot be made to prohibit or limit corporate investors PURCHASES, so a rental limit or prohibition is the only option to protect our neighborhood.Question: How would you like to address Rentals in our community?(Board recommends "Prohibit All Rentals")

Answered: 101 Skipped: 1

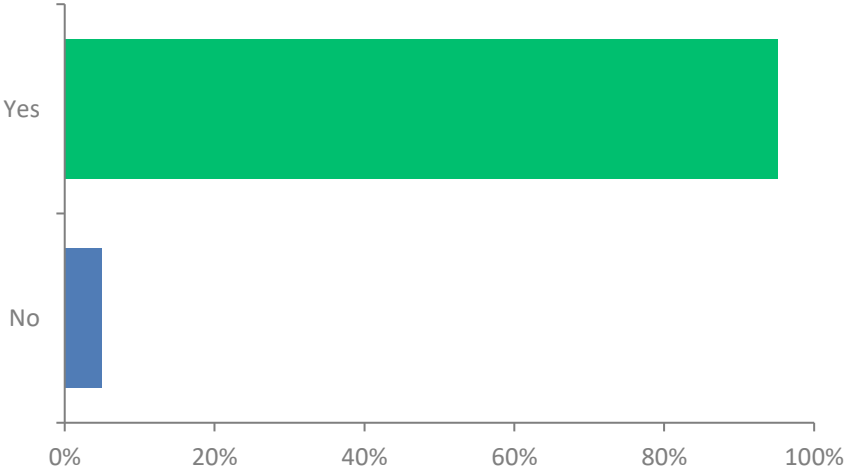
ANSWER CHOICES	RESPONSES	
Prohibit All rentals	44.55%	45
Allow SHORT TERM rentals under undue hardship exception (Less than 1 year)	17.82%	18
Allow LONG TERM rentals only (Greater than 1 year)	37.62%	38
TOTAL		101



Q2: Violent Felons and Sex OffendersBackground: Like with corporate investors, an amendment cannot be made to prohibit or limit the PURCHASE of a property by a violent felon or sex offender. However, an amendment can be made prohibiting them from living in any property they own in our community.Question: Prohibit all people convicted of a violent felony or registered sex offenders from living in River's Bend community?(Board recommends voting "Yes")

Answered: 102 Skipped: 0

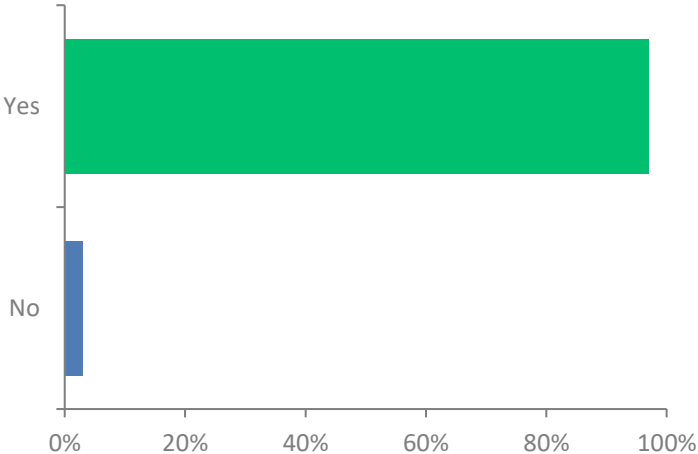
ANSWER CHOICES	RESPONSES	
Yes	95.10%	97
No	4.90%	5
TOTAL		102



Q3: Business Use:Background: It is advisable given changes in work location to revise current policy regarding business done in home to a Declaration that prohibits the use of a property for business uses that unreasonably increase traffic and noise, emit odors, and invite employees to work on site in our community.A clear provision would permit work-from-home and regular office use arrangements and thus clearly delineate between a quiet work from home situation and something more noticeable, such as a day-care or hair salon housed within a property.Question: Do you support a provision limiting business use to activities that do not unreasonably increase traffic and noise, emit odor, and invite employees to work onsite?(Board recommends voting "Yes")

Answered: 102 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	97.06%	99
No	2.94%	3
TOTAL		102



Q4: Signs and Flags:Background: The current HOA documents protects the display of the United States flag, POW/MIA flag, Armed Services flag, or the State of Ohio flag. The current HOA documents also cover the approved real estate signs and political signs. If an amendment is made to exempt seasonal and yard decor, the Board will update the Handbook with the assistance of legal counsel to lay out clarifications of what constitutes the same. Examples of seasonal and yard decor include but are not limited to welcome signs and garden signs.Board is proposing the following Options:

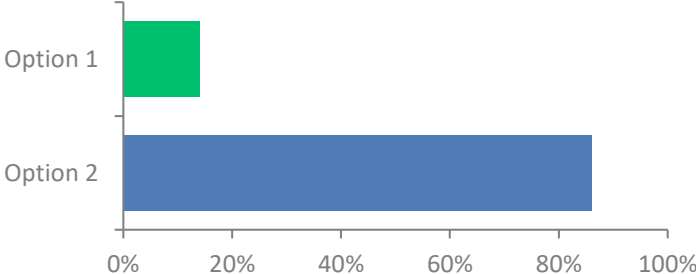
**Option 1: All signs and flags are prohibited except for:
home security and dog warning signs
approved real estate signs
political signs following HOA guidelines for size and duration
those the Board specifically designates as seasonal and yard decor**

**Option 2: All signs enumerated in Option 1 PLUS:
school spirit or designation signs for duration of two weeks
professional and college spirit signs/flags for the dame day only**

Question: Which option would you select for Signs and Flags?(Board recommends "Option 2")

Answered: 100 Skipped: 2

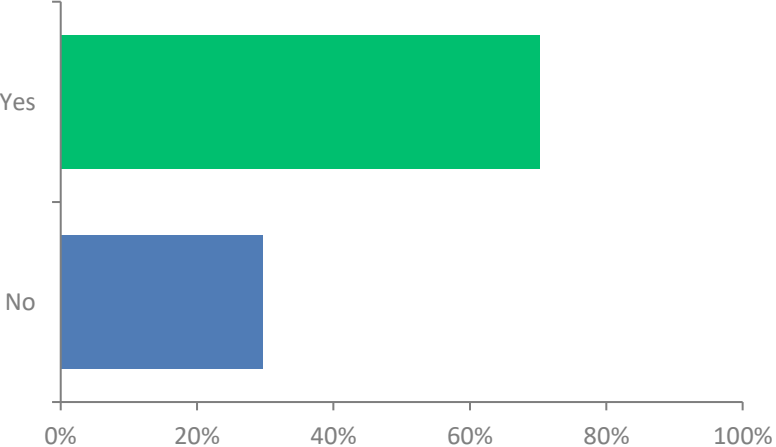
ANSWER CHOICES	RESPONSES	
Option 1	14.00%	14
Option 2	86.00%	86
TOTAL		100



Q5: Quorum for Annual Meetings:Background: The quorum for an Annual Meeting (30%) is high. Despite at least 30 days notice and signs on the medians at both the entrances, the number of homeowners attending the meeting never reaches 30%. Reducing quorum down to whomever appears takes off the pressure and ensures a meeting can be executed every time one is called.Question: Reduce the quorum for the HOA Annual Meeting from 30% down to whomever attends in person or by proxy?(Board recommends voting "Yes")

Answered: 101 Skipped: 1

ANSWER CHOICES	RESPONSES	
Yes	70.30%	71
No	29.70%	30
TOTAL		101



Q6: Borrowing Money:Background: With fiscally responsible yearly budgeting, following the recommendations from the recent reserve study, and comprehensive insurance it is rare for an HOA to borrow funds.Currently, the Association can borrow up to \$50,000 without Home Owner consent; after that limit a majority is required. This limit was established in 1999 with no inflation option and no revisions to date. The board would like to change the limits and incorporate inflation language.Question: Increase the borrowing limit to \$150,000 to account for inflation and adjust each year for inflation, beyond which the majority of Home Owners must consent?(Board recommends voting "Yes")

Answered: 100 Skipped: 2

ANSWER CHOICES	RESPONSES	
Yes	63.00%	63
No	37.00%	37
TOTAL		100

