

River Country ESTATES

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RCEOA Special Meeting

June 18, 2026, 4:00 pm

In Attendance: Andrea Fusco, Vice President

Mary Weigly, Secretary

Cliff Moody, President

Marybeth Ulster

Additional attendees: Mike Lutman (DRAC); Imok Daliba, owner of 8109 Chaucer; Marissa White arrived at 4:30p (Dr. appt)

Shed review for 8109 Chaucer: Imok Daliba attended to answer the board's questions about the shed on 8109 Chaucer, where his home is currently under construction. The shed was initially intended to be temporary for storage of tools and equipment, but he would like to keep it. Discussion about specific shed requirements in Deed Restrictions. Andrea gave Imok a welcome packet, so he has a copy of all our governing documents. Mike advised Imok about county requirements for sheds; specifically that sheds must either be on a concrete bed/slab or otherwise elevated off the ground. Imok said he would consult with his architect about the best way to comply, and if he uses anything besides a concrete slab, he will install skirting. After Imok left the meeting, Mike made a motion to approve the request to keep the shed, with these specific provisions:

- (a) An ARC review application will be completed and presented to the board;
- (b) The shed will be relocated to meet the 10' setback requirements;
- (c) The shed will be elevated in compliance with county regulations; and
- (d) Board representatives will inspect the shed to insure compliance with these requirements.

Andrea seconded the motion and it passed unanimously, with all ayes.

Park walkway repairs: Haley with MSBU advised Jonathan Worthington that LRE is scheduled to perform walkway repairs on Monday, June 22. Marybeth will be in the park that morning for a dock repair estimate and will watch for LRE.

Dock update: Because we are replacing a dock with a dock, we don't need another permit (which would cost 1K). Per inspections, the floats are good. Marybeth is obtaining estimates to reuse the floats with wood framing and composite decking. Will get written quotes. Questions about whether composite wood would be too heavy for the floats. None of the companies Marybeth has met with have mentioned that being an issue.

Legal consultation approval: Consider financial approval to meet with legal counsel regarding 8212 Delaware and 8217 Chaucer. Discussion about need to meet with attorney. Mike and Andrea will check on local attorneys re RCEOA representation and sending a letter to 8217 Chaucer (unkempt house and pool). DRAC will send a final notice to 8212 Delaware (two impermissible sheds + dog barking nuisance/dog breeding business).

ARC applications: Eric Depa, roof replacement (shingles for shingles). Motion to approve by Andrea; seconded by Cliff; all ayes. Passed unanimously.

Don Teh Hoeue, house painting. Motion to approve by Andrea; seconded by Mary; all ayes. Passed unanimously.

Adjourn: Motion by Cliff, seconded by Mary; adjourned at 5:04p.