



RIVER BEND OF LAKE HICKORY

Homeowners Association (HOA)
P.O. Box 689
Granite Falls, North Carolina 28630

October 26, 2021

Dear River Bend HOA Members,

On October 18, 2021, we emailed a letter to the HOA membership stating the board planned to meet on October 13, 2021, to discuss calling a Special Meeting to consider the two items raised at the Annual Meeting (Dues increase and Combination lots/dues). After the board meeting, we held a meeting with Tim Swanson, HOA Legal Counsel. At that time, we discovered some important legal issues that need to be resolved in the Master Declarations and Supplemental Declarations. Our legal counsel has advised the board that we need to work on our governing document issues before calling a Special Meeting to vote on a dues increase or the lot combination/dues recommendations.

The board is going to begin work with legal counsel on the Master Declarations, Supplemental Declarations, and Bylaws during this quarter and then review and present those changes to the HOA membership as soon as possible next year. As part of this process, we will also plan to schedule input sessions to hear ideas, questions, or concerns from our HOA members. We will also share the draft legal recommendations with the membership for your response and input before action is recommended.

Once this initiative is complete, we will call a Special Meeting to act on the recommended governing documents changes and then proceed to take action on motions regarding the two issues from our 2021 Annual Meeting.

We appreciate your patience and understanding as we work to improve several important issues that need to be addressed and resolved with the original governing documents put in place by the Developer and Real Estate company representing Gunpowder, LLC.

Sincerely,

Doug Johnson, President
River Bend HOA