

**RIVER OAKS HOMEOWNERS ASSOCIATION**  
**MEETING MINUTES OF January 24, 2017**

**A. Call to order**

Kevin Bruch, President of the River Oaks Homeowners Association, called the General Meeting to order at 7:00 pm on Tuesday, January 24, 2017 at Faith Assembly Church.

**I. Roll call**

The following persons were present:

Kevin Bruch, President  
Jeff Morey, V. President  
Michelle Jackson, Secretary  
Darcia Hicks, Treasurer,

Board Members present included: Betsy Mitchum, Sean Patrum, Paul Amarendran, Ernie Kornahrens, Bill Summer, Ellen Sapp.

Invited guests:

**Lt. Junior Barnhill**, Dorchester Co. Sheriff's Department. Lt. Barnhill is the Dorchester County Neighborhood Watch Coordinator. He can be contacted via Email at, [jbarnhill@dorchestercounty.net](mailto:jbarnhill@dorchestercounty.net) or telephone him at (843) 832-0312, (843) 563-0312 or (843) 200-4207.

**Mr. Larry Harper**, Director of Dorchester County Water and Sewer. Mr. Harper can be reached at [lharper@dorchestercounty.net](mailto:lharper@dorchestercounty.net) or telephone (843) 832-0061.

**Councilman George Bailey** Mr. Bailey is the Dorchester County District 3 County Council representative. He can be reached at [gbailey@dorchestercounty.net](mailto:gbailey@dorchestercounty.net) or at (843)832-0196.

**Stacy Manderville** from Halcyon. Halcyon is the Management company representing ROHA.

**II. Secretary's Report**

Minutes were available in the packets provided to the attendees.

**B. Guest Speakers**

**Dorchester County Sheriff's Department - Lt. Junior Barnhill**

1. Lt Barnhill addressed the issues that homeowners were reporting on the NextDoor page. A homeowner had stated that there had been a second drug raid at a house on Hainesworth Drive. Lt. Barnhill said that while he could

confirm that a search warrant had been executed he could not say anything more at this time about what was occurring. Lt Barnhill did encourage everyone to let the Sheriff's Department (or the City of North Charleston for those in Marsh Side) to call the police if you see anything that is suspicious. The number for the dispatcher is 843-873-5111.

2. Buses speeding through the neighborhood was another issue that had been discussed on NextDoor. His recommendation was to again, get vehicle information if possible and call the Sheriff's office. One homeowner mentioned that the bus number is the number that is on the card in the window of the bus – not the number on the bus.
3. Lt Barnhill offered to bring the "speed buggy" which posts how fast the cars are going, but he was very candid when he said that doesn't slow most speeders down.
4. Lt Barnhill also mentioned that there has been an uptick in thefts from unlocked vehicles not only in our neighborhood but in all the surrounding neighborhoods. He says that the thieves go from house to house trying the car doors and if the car is unlocked, they are stealing guns, laptops, video games and anything of value. He encouraged everyone to lock their car doors and to light their yards and homes.
5. Lt Barnhill stated that the River Oaks community has a very low crime rate compared to other areas and that we generally have very few problems.

#### **Dorchester County Director of Water and Sewer – Mr. Larry Harper**

1. Mr. Harper has now been with the Dorchester County water and sewer department for a year. He had promised last year to come back and present some ideas on how to mitigate the smell from the processing plant. Mr. Harper stated that when he started last year, a budget and work had already been proposed and begun but they are on track to begin working on some new initiatives in late March 2017. The work will include installing additional blowers in a building, adding an additional centrifuge and other improvements. The work should be complete in 12 months. Mr. Harper took questions from the homeowners and presented a very detailed plan of the improvements to come. Mr. Harper assured the homeowners that he and his team are stewards of the environment and that they are working to alleviate the issues in our community.

#### **Councilman George Bailey**

1. Mr. Bailey talked about the upcoming council meeting (note – January 26, 2017 – agenda located [on this site](#)). The council will talk about raising the storm water fee on residences.

2. Mr. Bailey stated that he is working on getting the sidewalk completed on Appian Way from River Oaks to Fort Dorchester High School.
3. Mr. Bailey reported that while county taxes will probably not rise next year, but because of the library and parks referendum that was voted on and passed in November 2016, taxes will probably go up the following year. Mr. Bailey's intention is to also provide additional monies to the Sheriff's Department and public safety – specifically to retain deputies.
4. During questions, the following items were provided to Mr. Bailey and he will work with Kevin Bruch to review the items and attempt to correct.
  - a. Stop sign analysis for Park Forest Parkway and Landing Parkway (were told that a study had been done but never saw any kind of equipment).
  - b. 3218 Wynnefield that has had his mailbox taken out four times by vehicles speeding and not navigating the slight turn in the road.
  - c. Speeding buses through all our neighborhoods.
  - d. Look into a street light for the school bus stop at the entrance to Marsh Side (Park Forest Parkway and Tidewater Drive) or moving the bus stop to the other side of the street where there is lighting.
  - e. No outlet sign on Polo point – is it possible to get one?

#### **C. Review and Approve Annual Financial Report**

Darcia Hicks presented the information for the 2016 annual financial report. There were no questions. A motion was made by Jeff Morey to accept the 2016 Financial Report. Ed Nead seconded the motion. A vote was taken and the motion passed and the Financial Report was accepted.

#### **D. Volunteers to conduct Financial Audit**

Three (3) Audits of the books is required. Volunteers were requested. The 3 volunteers are:

Mary Poirier, Robert Vangorkom and Dennis Shelter volunteered to conduct the audit.  
Thank You!

#### **E. Review of ROHA Proposed 2017 budget**

Darcia Hicks presented the proposed 2017 budget. The only discussion was whether ROHA had any other options besides filing a lien on those homeowners that did not pay their HOA fees. Darcia did explain that the HOA does not have the authority to foreclose on homes, however the liens will stay in place until such time as the homeowner sells the home. A homeowner requested publication of the names of those that don't pay their HOA dues. Darcia mentioned that this method did not work in a previous HOA that she belonged to. Darcia explained that each neighborhood would have to work within their C&Rs to get buy-in from a percentage of homeowners to be

able to foreclose on homeowners. Currently, the only two subdivisions where this is allowed in Marsh Hall and Marsh Side.

#### **F. Review of Proposed By-Law Change**

Betsy Mitchum went over the proposed by law changes. There was a question about the long-range planning committee. Betsy explained that the Executive committee has been doing that work and so the by-law change formalizes the current situation.

#### **G. Vote of Proposed 2017 Budget and Proposed By-Law Changes**

A vote was held and the 2017 budget and proposed by-law changes were approved by the majority of votes.

Total Properties: 674

Total Properties: Homeowners in Good Standing: 520

Percentage needed for quorum per bylaws: 5% (26 homeowners)

Total HOA votes via Proxy 27

Total HOA votes via Ballot 31

Total Votes for 2017 proposed budget 57

Total Votes against 2017 proposed budget 1

Total Votes for Proposed By Law Changes 54

Total Votes against Proposed By Law Changes 1

Notes regarding voting:

1. We had one homeowner who voted for By Law changes 1, 3 and 4 and against 2.
2. Two Provided proxies but were dated after the 1/10/2017 cutoff date
3. One provided a proxy but it was not signed
4. One provided a proxy but was not a member in good standing
5. One voted twice - via proxy and by ballot. Both votes were the same. We are counting the proxy as that was the first one provided.

#### **H. Board member nominations and vote**

All members currently on the board have agreed to stay. President Kevin Bruch asked for individuals to help fill the voids we currently have. Betsy Mitchum nominated Jimmy Cooper and Laura Cox. Kevin nominated Matt Jones. Jeff Morey made a motion to accept the current board members and the newly nominated members. Ed Nead

seconded the motion. The motion passed. Welcome aboard Jimmy, Laura and Matt – thanks for your help in making our community better!

**I. Committees**

Homeowners were provided a list of the committees and Betsy explained that you could be on a committee but not part of the board if you would like to be involved. Betsy can be contacted at [betsymitchum@gmail.com](mailto:betsymitchum@gmail.com) or at 843-552-0945.

**J. Landscaping Contract**

Kevin Bruch reported that Lawn O Green had submitted in writing their intent to no longer maintain the ROHA common areas in November 2016. The Maintenance Committee reached out to three different companies, Horizon Landscaping, Owens Landscaping and Pleasant Places and asked for bids. Kevin rode through the neighborhood with each company and they all provided competitive bids. After review, the committee recommended Horizon Landscaping and the board voted to approve their recommendation. Horizon will be going through the neighborhood every week except Christmas week. The ROHA board also engaged The Lake Doctors to provide maintenance for the ponds in the neighborhood. The Lake Doctors are the only company that the HOA could find that maintains ponds. There was a question about the pond behind Marsh Side but that pond does not belong to ROHA but to the Appian Place subdivision.

**K. Adjournment**

The next regular Board Meeting is scheduled for Tuesday, February 13, 2017 at the Ashley River Fire Department Conference Room at 7:00 pm. Please plan to attend.

A motion was made to adjourn the meeting at 8:37 pm by Sean Patrum and was seconded by Jeff Morey.

Minutes Submitted on 1/28/17 by Michelle Jackson, ROHA Secretary