

**RIVER OAKS HOMEOWNERS ASSOCIATION**  
**MEETING MINUTES OF January 30 2018**

**A. Call to order**

Jeff Morey, Vice - 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.

**Roll call**

The following persons were present:

Jeff Morey, V. President

Michelle Jackson, Secretary

Darcia Hicks, Treasurer

Note: Kevin Bruch (President) was not present due to work trip out of town

**B. Secretary's Report**

Minutes were available in the packets provided to the attendees. There were no questions.

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

Darcia Hicks presented the information for the 2017 annual financial report. There were no questions. Comments made included moving more to electronic newsletters. A motion was made by Jeff Morey to accept the 2017 Financial Report. Cheryl Cannon 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:

Mrs. Shelters, Daniel Blane and Robin McKeown volunteered for the audit. Thank you so much to these volunteers

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

Darcia Hicks presented the proposed 2018 budget. There were no questions and the vote was taken.

**F. Vote of Proposed 2018 Budget**

A vote was held and the 2018 budget and proposed by-law changes were approved by the majority of votes.

Total Properties: 674

Total Properties: Homeowners in Good Standing: 598

Percentage needed for quorum per bylaws: 5% (30 homeowners)

Total HOA votes via Proxy 20

Total HOA votes via Ballot 23

Total Votes for 2018 proposed budget 43

Total Votes against 2017 proposed budget 0

Notes regarding voting:

1. We had one homeowner who voted against the budget by proxy because he hadn't received a copy of the budget. A budget was forwarded to him and he changed his vote to approve the budget. Although the second vote was after the due date, we allowed the yes vote.

**G. Discussion regarding increase in dues in 2019**

Michelle presented a report on the current state of the budget and the proposal to raise dues to \$125.00 in 2019. The presentation is included as part of the notes. No questions were raised and the homeowners present were agreeable and understood that costs are increasing for basic services.

**H. Committees**

Homeowners were provided a list of the committees and Michelle explained that you could be on a committee but not part of the board if you would like to be involved. Anyone interested can send an email to [rivoaksassoc@gmail.com](mailto:rivoaksassoc@gmail.com) for additional information.

**I. Board member nominations and vote**

All members currently on the board have agreed to stay. Ed Nead and Robin McKeown volunteered to join the board. Jeff Morey made a motion to accept the current board members and the newly volunteered members. Michelle Jackson seconded the motion. The motion passed. Welcome aboard Robin and Ed – thanks for your help in making our community better! The first board meeting will be held Thursday, February 1, 2018 at 6:30 at the Ashley River Fire Department on Dorchester Road.

#### **J. Question and Answer session**

1. Daniel Blain mentioned the blind curve at Aurora and Appian Way. He said that he and his neighbors have a difficult time exiting Aurora and wondered if there was anything that could be done. This led into a continuing discussion regarding the school buses and other speeding traffic not only on Appian Way but also on Park Forest Parkway.
2. 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. (Holdover item from 2017 General Meeting)
3. Median by Publix – there was a complaint that for low vehicles, the bushes need to be cut down because they can't see cars behind the bushes.
4. Cheryl Peters asked to speak on behalf of one of our neighbors who recently lost her husband. Ms. Peters had a card for the neighbor and was also taking donations.
5. Sherry Teves, the pastor of Christ Community Lutheran Church wanted the opportunity to introduce herself and the church to the ROHA community.

#### **Adjournment**

The next regular Board Meeting is scheduled for Thursday, February 1st at the Ashley River Fire Department Conference Room at 7:00 pm. Committees will meet prior to the board meeting at 6:30. Please plan to attend.

A motion was made to adjourn the meeting at 800 pm by Jeff Morey and was seconded by Dean Hinson.

Minutes Submitted on 2/18/18 by Michelle Jackson, ROHA Secretary

## Proposed Dues Increase 2019

River Oaks HOA  
January 2018 General Meeting

### Current Income – 2017/2018

Operating Account	Budget Amount	Assumptions	Comments
<b>Income</b>			
Projected Unallocated Carryover from 2017	22,000	No additional income collected between 9/19/17 and 12/31/17	
Annual Dues	70,770	100% pay rate of 674 homes at \$105.00	Late Fees, C&R Fines, and Admin Fees are not budgeted
Interest Income	10		
<b>Total Income</b>	<b>92,780</b>		

## Current Expenses – 2017/2018

Operating Account	Budget Amount	Assumptions	Comments
<b>Expenses</b>			
Management Fees	11,700	Contract Fee of \$975.00 per month	C&I violations/Dues invoices/lower accounts
Newsletter/General Printing	1,500	4 times (February, May, August, November) average \$375 per printing	Electronic delivery option offered to reduce cost
Website	150		
Special Events	800	Spring/Fall Yard Sale, Veterans Day, Christmas, Fourth of July	
Postage & Bulk Mail Permit	1,325	Based on 4 mailings per year and office mailings	Electronic delivery option offered to reduce cost
Mail Box Fee	120	Newsletter \$676 / Permit \$216 / Office \$465 = C&I violation letters	
Facility Use	100	Meeting Space	Donation to Parish Assembly
Bank Charges	50		
Tax Preparation	200	Tax Return fee	
Legal	3,500	Jan Filings (Collection on Overdue Accounts)/System update	Attorney Fee (SC Supreme Court ruling - an attorney is required to file/release property items in SC) Lowest cost \$80.00 per filing/release
Electrician	500	Maintenance for uplighting at marquee signs, communication board and signs on Aspen Way & Park Forest	
Emergency Fund	1500	Fund back up to \$10,000.00 after Irma clean up costs	Current Cap \$10,000.00
Landscape Service	21,000	Contract Fee: Landscaping \$2,500 / Art Control \$500	\$1 visit per year
Landscape Updating/Removal	3,000	Neighborhood entrances / buffer zone from ballfield to Marshside	*rented by condition based on quote
Mail in Park Signage	2,500	Based on current budget 1000 signs net	
Pond Maintenance	1,400	\$120 per month for service	
Community Improvements	3,800	Neighborhood entrances sign repairs/cleaning	*rented by condition based on quote
Drainage / Retention Pond Fund	1,200	Marsh Hall / Aspin Way	
Electric	3,500	Street Lighting on Aspen Way and Park Forest	
Insurance	4,100	Includes GL and D&O Insurance	
Property Taxes	400	Common areas	
Reserve Funding	10,000	Carryover (2 months basic operating expenses)	Management, Landscaping, Ponds & Electric
<b>Total Expenses</b>	<b>95,700</b>		

## Balance Sheet Highlights

- Assuming 10% (67 homes) don't pay their \$105.00
- Lowers our income:
  - \$92,780.00 - \$7,035.00 = \$85,745.00
- Expenses that must drop off:
  - Landscaping updates
  - Maintenance to neighborhood signs
  - Debris/brush clearing
  - Special Events (Thank a Vet, American Flags, Christmas wreaths)

## Increase to \$125.00 per year - \$84,250.00

- Taylor Plantation (amenity center/crabbing dock/playground)
  - \$590.00 per year
- Summer's Bend (pool, dock, exterior maintenance)
  - \$400.00 **per month**
- Indigo Fields (none)
  - \$180.00 per year
- Kings Grant
  - \$180.00 per year (dock/clubhouse) (pool/tennis membership is separate)
- Whitehall (Amenity Center and Pool)
  - \$286.00 per year (Amenity Center and Pool are governed by a separate association with separate costs)

## Plans for additional monies - \$13,480.00

### Estimates only

- Repair and refresh neighborhood signs ~\$2,000.00
- Clear out underbrush/downed trees along Park Forest Parkway ~ \$10,000
- Benches along walking path on Appian Way ~ \$3000.00
- Covered bus stop/s
- Build up reserve in case of emergency
  - Hurricane clean up
  - County requirements (drainage pond maintenance)