

RIVER OAKS HOMEOWNERS ASSOCIATION

Meeting Minutes of 13 February 2017

1. Call to order

Kevin Bruch called the meeting of the ROHA to order at 7:03 pm on Monday, February 13, 2017 in the Conference Room at the Ashley River Fire Department.

2. Announcement

New board members (Laura Cox, Matt Jones and Jimmy Cooper) were introduced and welcomed to the board.

3. Roll call – Quorum attained

Name	Present	Absent
Kevin Bruch	X	
Jeff Morey	X	
Darcia Hicks	X	
Michelle Jackson	X	
Anna Mitchel	X	
Paul Amarendran	X	
Ernie Kornahrens	X	
Dean Hinson	X	
Bill Summer	X	
Sean Patrum	X	
Betsy Mitchum		X
Dennis Shelters	X	
Ellen Sapp	X	
Cheryl Cannon		X
Laura Cox	X	
Matt Jones	X	
Jimmy Cooper	X	

There was a discussion regarding missing emails. Michelle Jackson will ensure that the distribution listing, website and next newsletter has everyone's correct email and phone number.

4. Elections

Jeff Morey made a motion that Kevin Bruch should remain as President. Paul Amarendran seconded the motion. The motion carried.

Kevin Bruch made a motion that Jeff Morey should remain as Vice President. Dean Hinson seconded the motion – the motion carried.

Ernie Kornahrens made a motion that Darcia Hicks should remain as treasurer. Kevin Bruch seconded the motion – the motion carried. Darcia is retiring after this year. Laura Cox is interested in this position.

Jeff Morey made a motion that Michelle Jackson should remain as secretary. Paul Amarendran seconded the motion – the motion carried.

Kevin Bruch made a motion that the new board members be added to the board and Dean Hinson seconded the motion – the motion carried.

5. Secretary's Report

Minutes from January 2017 were presented. Dennis Shelters made a motion to accept the minutes and Cheryl Cannon seconded. The motion carried

6. Treasurer's Report

No Treasurer's report presented. The December 2016 treasurer's report was approved by via email vote and was passed by a quorum vote prior to the general meeting. The January 2017 and February 2017 reports will be presented at the next meeting.

7. Unfinished business

- a. *Update regarding Executive Committee meeting with Halcyon* – meeting occurred on 2/13/17 and minutes will be presented before the next meeting.
- b. *Message Signs* – Ana Mitchell stated that she would be happy to assist with updating the signs. Letters and keys are at Jeff Morey's. Communication boards are part of the Communications committee.
- c. *Appian Way Drainage Ditch - Plat - TMS# 181-05-10-006*. Mr. Rhodes has completed the process needed.

8. New Business

Committee Meeting will be 3rd Tuesday of the month – at 7:00 pm beginning in March!

- a. *Community ARB and C and R's* – After meeting with Halcyon today, the Executive Board reported that violation reports will be sent to the board and the board has three days to respond to Halcyon with an discrepancies that they find. Halcyon has permission to send out the violation letters on the 4th day if they haven't heard from ROHA board members. During the Halcyon meeting we were asked to determine what our threshold was for the Lien Amount. Dues (105.00) are billed at the

first of January and you have until March 31st to pay your bill. After March 31st, you are charged \$50.00. This brings the total to \$155.00. This information is also in keeping with the ByLaws: Section 5. Notice of Dues: The Board shall present to each member an invoice for dues. The invoice may be sent by mail or be personally delivered, as the Board finds convenient. The invoice shall set out the amount due, the address to which payment is to be made, the due date, and the penalty to be imposed if timely payment is not made. If timely payment is not made, the Board shall send another invoice showing the penalty which has been added and specific a date by which payment must be made to avoid a formal collection action. If payment is not made by the date specified in the second invoice, the Board shall initiate a collection action, and from that point the member's liability includes all costs of collection, including without limitation, the fee of the Association's attorney, the court filing fee and other costs, and post-judgement interest.

Michelle Jackson made a motion that liens should be applied when the homeowners balance is \$155.00. Dean Hinson seconded the motion. The motion carried with one opposed.

- b. *Community Advocacy Group* – Ellen Sapp provided the Dorchester County incident report. Per Lt Barnhill, there were no incidents in the past month.
- c. *Community Maintenance* – Paul Amarendran mentioned that the leaning box on Park Forest Parkway is still waiting for Time Warner to repair. The committee is going to also solicit bids for an electrician to assist when there is something that the board members can't repair, for example, adding lights for the new signs. Darcia is going to reach out to Atlas signs for them to give us an estimate and evaluation for each neighborhood sign and what will need to be done to refurbish or if necessary replace.
- d. *Community Outreach* – Michelle Jackson reporting Spring yard sale to be April 8 2017.
- e. *Communications Committee* – Michelle Jackson reporting. Newsletter is in draft status – please let us know if there are any articles that you'd like to see in the newsletter.

Dean Hinson made a motion to adjourn at 8:20 and the motion was seconded by Paul Amarendran and approved.

Minutes respectfully submitted by Michelle Jackson, 2/20/2017. The next board meeting will be 3/13/2017.