

# **River Oaks Home Owners Association**

## **Meeting Minutes of March 11, 2024**

Meeting Minutes

River Oaks HOA

Monthly Meeting 3/11/2024

Start Time 7:00 PM End Time 8:00 PM

Attendees

- 1) Isaac Moore, Jr.
- 2) Ed Nead
- 3) Adam Wade
- 4) Paul Amarendran
- 5) Kristina Carter
- 6) Cheryl Cannon
- 7) Derek Beavers
- 8) Tommy Buchanon (visitor)
- 9) Terrance VanDoran (visitor)
- 10) Terri VanDoran (visitor)
- 11) Fred Lucas (visitor)

A quorum of 7 (seven) members as needed was established.

The meeting was called to order, Kristina presented the treasury report, and the agenda was presented.

The Treasury report included January ending and to be added to the minutes. The HOA Liability Insurance policy was not clear: the underwriter seems to believe the neighborhood is composed of Townhouses. Kristina replied had informed the company needs to revise the quote for the make-up of the HOA and community (approx. 600 SFHs).

Kristina has a quote of \$9000 for DNO and General Liability; the HOA has paid \$6300 for DNO, and currently there are no gaps. Kristina said she would send an email when we receive a revised quote, and we can shop around for policies if needed. Kristina said she wrote a check to the landscaping company KRC, but forgot to post it and as a result will have a late fee; but she will call to see if late fee can be avoided/excused. Kristina stated that currently the HOA is under the pro-rated budget for the year.

Cheryl motioned to accept the treasurer's report, Derek seconded, the motion passed.

The agenda was presented and reviewed. Adam motioned to accept the agenda, Paul seconded, the agenda was accepted.

January minutes were reviewed (there was no February meeting as several members were sick) It was stated the January minutes need to be revised as there was a quorum established. Adam motioned to accept the minutes, Cheryl seconded, the minutes were accepted by vote.

The board revised the minutes of the meetings of 11/13/23 and 11/30/23. Ed motioned to accept the minutes, Cheryl 2<sup>nd</sup>, the board approved the minutes.

Executive Committee: Isaac stated that members should bring a positive attitude to the meetings, respect other members and remember to follow Rules of Order. Isaac further stated he would personally speak to any members who bring a bad attitude or fail to follow Rules of Order.

Fred Lucas (visitor) lives on Ansley Pointe and is a neighbor of Adam. Fred expressed interest in joining/helping the board. Adam motioned to accept Fred as a board member, Cheryl seconded the motion, the board voted in favor of admitting Fred.

Isaac said we have not seen Bill for several meetings, -he will call/reach out to Bill. Isaac also stated he has not seen/ have not had at the meetings for a while: Dakari, Jimmy, and he will reach out to these people.

Isaac stated the need for a Vice President and asked for a volunteer. Paul volunteered to be VP if someone else would volunteer to be secretary. Adam volunteered. Kristina motioned to vote for Paul as VP and Adam as secretary, Fred seconded the motion, the motion passed.

ARB: No new business or requests

C&R: Adam reported there is a dying tree, along with branches and logs at the curbside, at 5421 Ansley Trail, and these have been there for 1-2 months. In addition, some residents have complained to Adam about this issue. Adam showed pictures to the board, asked if the board can take action. The board recommended report to the management company (Julia) as a C&R/HOA violation.

Community Advocacy: Landon not present- no new issues.

Community Maintenance:

Community Outreach: Kristina asked about washing monument signs at entrance to Appian III, and we have a budget for this washing. Paul stated he will get quotes from a contractor and email these quotes to the board members.

Community Fun Day: Cheryl stated has yet to arrange a food truck for Fun Day. Also, for Fun Day Kristina stated we would likely need a \$1,000,000 liability policy for this day, and the HOA regular would probably not cover this event. Kristina stated a budget would need to be prepared for the Fun Day events.

Isaac suggested reaching out to Faith Church for use of site for Fun Day. Kristina will review. Ed stated he would also reach out for insurance quotes for Fun Day. The board discussed a tentative date for Fun Day for September 7, with an alternate of September 14<sup>th</sup>. Kristina motioned to accept 9/7/24 as a tentative date, with 9/14/24; Cheryl seconded the motion; the board passed the motion.

Community Watch: Isaac suggested re-start community watch and will try to have information for next (April's) meeting. The board suggested contacting Dorchester County Sheriff to present information to the boards, and, later this year, presenting information for homeowners.

Pond Maintenance: The HOA paid \$138/month, and the board discussed the need to know what we are paying for services. Isaac stated the treatment is needed and should be done all year long and should have review when treatment is done.

Set Back for Boats (Woodington I, II, II) The board concurred there is nothing in the covenants in these neighborhoods to prevent parking boats on the pavement. Isaac stated

that the biggest concern is not to block access for emergency vehicles. Also, it was stated that in SC it is illegal to park a vehicle within 50 feet of a stop sign.

Landscapers: Isaac said KRB is cleaning, picking up as needed, and any missing trimmings or bagged landscape debris should be reported. Cheryl reported that the sidewalk at Woodington and corner of Park Forest and Wynnfield sidewalk are overgrown with plant growth and covered with moss, at three spots, and suggested the landscapers apply herbicide.

Misc:

Community Yard/Garage sale will be April 6. Signs are being placed.

Isaac asked Adam to give Fred the HOA website information.

Isaac asked about payment to the Lutheran church for use of facilities: \$100 per quarter-

Kristina said she will review and make payment as necessary.

Ed inquired how many homeowners have not paid HOA dues- Kristina did not have the information but would investigate and report at the next meeting.

Ed asked if anyone had the admin password for the website. None of the board had this password. Kristina said she will investigate setting up a new email account for the HOA, maybe use Freemail if she can't get into the email account.

Ed asked if he needed an ARB permit to replace an existing fence . The board agreed no need for an ARB permit if he performs a likewise replacement.

Paul asked if an ARB permit was needed to replace a wood fence with a white vinyl fence. The board said in this instance an ARB permit was needed for this replacement.

Paul motioned to adjourn, Derrick seconded the motion, the board voted to adjourn.