

# River Oaks Home Owners Association

## Meeting Minutes of April 8, 2024

Meeting Minutes

River Oaks HOA

Monthly Meeting 4/8/2024

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

Attendees

- 1) Isaac Moore, Jr.
- 2) Ed Nead
- 3) Adam Wade
- 4) Derek Beavers
- 5) Bill Summers
- 6) Robin McKeown
- 7) Fred Lucas
- 8) Terrance VanDorn (visitor)
- 9) Terri VanDorn (visitor)
- 10) David Harvill (visitor)
- 11) Steven Harvill (visitor)

A quorum of 8 (eight) members as needed was not established, so no votes were taken. The meeting was called to order.

Robin stated that Adam, now the Secretary, needs a bank card for HOA business.

David Harvey inquired about boat parking on driveways in Woodington. Dave believed that the board had changed the policy and currently there are no restrictions on boat parking. Dave was aware that one homeowner is currently parking a boat in the driveway, and the board had sent a letter on or about February 22, 2024, that this boat parking was allowable. The members of the board stated that per Dorchester County regulations, boats cannot be parking inside set back lines (25 feet from property line at driveway), the board had agreed boat parking in Woodington was acceptable as long as the boat was outside the 25-foot setback. Dave stated that per the C&Rs in Woodington, boats, trailers cannot be parked at all in a front driveway. In addition, the boat in question is being parked inside the 25-foot setback line. Isaac stated the board would have to further investigate this issue, to include the Woodington C&Rs and the current boat parking.

Dave further asked if the board had changed the C&Rs. Isaac stated the board could not change the C&Rs; boat parking had been re-interpreted, and the board would have to investigate this further.

Steve volunteered to serve on the board. Steve agreed to come to the next board meeting and could be voted in if a quorum is established.

March 2024 minutes were presented to the board; Isaac stated Adam had prepared and corrected the minutes.

ARB: Bill stated had one new request with no plans, only a description and no plans. Bill stated that ARB requests are reviewed as needed between meetings. Bill stated that ARB requests are not needed for “likewise “replacements or repairs; ARB requests are needed for color, material or style changes to house materials,

C&R: Adam reported the dead tree and logs are still on the property at 5421 Ansley Trail. The board concluded that violation letters will continue to be sent regarding this issue. Bill stated he has not seen the violations lists, and that this list cannot be posted online, but should be sent to the board. Adam stated that because he is on the C&R, Julie should send the violations lists to him so he can review and report at future board meetings. Robin suggested that county code enforcement about “nuisance tree” at 5421 Ansley. Ed volunteered to contact codes enforcement.

Steve asked about a house at 8613 Lindenwood was badly overgrown with vines and overgrown shrubbery, and the house needed pressure washing. Adam stated he would investigate.

Community Advocacy: Landon not present- no new issues.

Community Maintenance: Paul was not present.

Community Outreach: Isaac stated plans for Community Fun Day are being worked Cheryl and Kristina. Bill stated that Community Fund Day could be held at a public school. Isaac asked Ed and Bill to investigate locations for Funday, to include Faith Church and Rivers Oaks Middle School.

Community Watch: Isaac stated he has contacted the North Charleston Police Dept. regarding assistance in starting a new community watch. Robin stated that the Dorchester Sheriff’s Dept will also have to be contacted.

Insurance: Isaac stated the quote was made assuming this was a townhome subdivision; and we had clarified to the insurance company this community has no townhomes but instead approximately 620 single family homes. Isaac stated that a quote has not been submitted but expects insurance to increase by about \$1000 from the current premium of approximately \$6000. Isaac stated he will send an email to the board members when a quote is received.

Absent Board Members: Isaac stated that 3 board members have been repeatedly absent, and as bylaws state that members absent from 3 meetings in a row should be relieved, that these three members should be relieved of duties. Isaac stated that letters to the absent members be sent, and a vote to relieve the three can be held at the next meeting with a quorum.

Budget: Isaac stated that per the treasurer’s report the HOA is on budget for the year. Robin asked why there were two payments issued to KRC- the landscaping company. Isaac clarified that the second payment was made because Kristina forgot to mail one payment in time and two payments were made in March.

Meeting adjourned