

RIVER OAKS HOMEOWNERS ASSOCIATION
MEETING MINUTES OF April 11, 2016

Call to order

Jeff Morey, Vice President called to order the meeting of the ROHA at 7:03 pm on Tuesday, April 11 , 2016 in the Conference Room at the Ashley River Fire Department .

I. Roll call

The following persons were present: Jeff Morey, V. President, Karen Graham, Secretary, Darcia Hicks, Treasurer, Dean Hinson, Michelle Jackson, Betsy Mitchum, Sean Patrum, Ellen Sapp, Cheryl Cannon and Paul Amarendran, Ernie Kornahrens, Bill Summer, Anna Mitchell and Dennis Shelters.

II. Secretary's Report

March minutes were presented and recommended for approval after the following amendment is made to **Item 3 of Old Business**: Michelle Jackson motioned for the following revision: The motion be changed to state the \$325.00 should be returned, Anna Mitchel of ROHA will continue to attempt to obtain the permits required, once permits are obtained the ROHA executive committee will work on the Neighborhood Announcement Sign. Cheryl Cannon 2nd the motion. The motion was voted on and all present agreed. A motion was made by Darcia Hicks to accept the March 2016 minutes with amendments, the motion was 2nd by Dennis Shelters. A vote was taken and the March 2016 ROHA Meeting Minutes are approved.

III. Treasurer's Report

Darcia, stated reimbursement of \$4,848.55 from Atlas Signs was received and the \$134.26 for the mailing of the 10 day letter by Halcyon has been credited to ROHA's account at BB&T. The settlement of \$1,758.00 from 4919 Boykin was collected on March 16, 2016; however this will not be reflected on our account until April 1, 2016 Treasurer's Report. Discussion followed regarding C&R violation fees collected and unbudgeted expenses. Darcia reminded everyone it is extremely difficult to reconcile late fees for unpaid dues. The aged account reports are difficult reconcile as they do not have a program to show the dollar violation. In order to reconcile the C&Rs and what is really outstanding it is a manual process to match these together. Various suggestions were made to include attaching a case number or merging the two separate reports for a better understanding. This then becomes a lengthy involved process to marry the two separate reports. Cheryl Cannon made a motion to accept the February Treasurer's report presented and Dan Hinson 2nd the motion. The February Treasurer's Report was voted on and approved. A second motion was made by Betsy Mitchum to accept the March Treasurer's Report. The motion was 2nd by Cheryl Cannon. The March Treasurer's Report was voted on and approved.

IV. Old Business

- 1) Darcia presented information discussed at the meeting with David of Halcyon on March 10, 2016. There were residents who had requested subsequent copies of the billing statement and BB&T was initially charging \$1.50 for this service. However, they agreed to amend this process and bill internally. Halcyon was also moving money from the operating fund to the money market account without consulting the board. Now they correspond these activities with Darcia via email. The question was asked should we just let Halcyon take care of these activities. Our discussion was no due to current lawsuits among other management companies and HOAs for mismanaged funds.
- 2) Liens and the 10 ten accounts, Darcia will follow-up with Halcyon. We also discussed a clearer path of communications.
- 3) Jeff Morey discussed the mailing labels we receive from Halcyon. Apparently, the software they use to print labels from will not accommodate a 4th line. Halcyon has provided an estimate for the mailing of our newsletter which basically comes to an additional .8 cent postage per letter per household. \$53.76 for a 4 page newsletter for Halcyon to do the mailing plus charges for printing, folding
- 4) Violation Reports. Everyone on the board appears to be getting the violation reports now. The question concerning whether or not homeowners as well as tenants are receiving violation letters. If homeowners are out of state does Halcyon confirm the home owner's current mailing addresses? Dean proposed a motion for Halcyon to address this as a real concern. A copy should be sent to the occupant and one to the home owner. Darcia will talk with Halcyon.
- 5) 3 way stop sign at Park Forest Parkway and Landing Parkway. Mr. Bailey spoke to Paul about the counters and no one has seen any kind of a traffic study. The consensus is due to foliage growth this is a hazard.
- 6) Additional lighting Park Forest Parkway. This is tabled until the May 9, 2016 meeting.
- 7) Drainage ditches. Someone has been doing work on the drainage ditch on Longridge; however, still no activity for the drainage ditch on Appian Landing.
- 8) The garage sale is Saturday, April 16, the signs are out, and ads are on Craig's list as well as on our FB page.

V. **New Business**

Paul reported a slab portion of the sidewalk also Park Forest Parkway is raised and asked what and who to contact. This is a county maintenance concern.

Committees: Betsy developed a list of committee it is recommended ROHA members head. Each member should consider being on at least two committees. She encouraged each member to go out into their subsections and recruit volunteers in order to create working committees. Each committee should meet at least once a month on a regular basis and be prepared to present a report. A great deal of discussion followed with each member making their selections. Betsy will set up a meeting date and will be in touch.

Paul also stated he has been in touch with Darrell Thompson of water department to pressure wash and repaint the yellow and white fire hydrants. This will probably not be done until August, but it will be added to the calendar at the water department to complete.

VI. **Adjournment**

The next regular Board Meeting is scheduled for Monday, May 9, 2016 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 8:12 pm by Dean Hinson and unanimously agreed upon to adjourn at 8:12 pm.

Minutes respectfully submitted by Karen Graham, Secretary on 5/5/16.