

## Meeting Minutes

River Oaks HOA

Monthly Meeting 6/12/23 (revised 7/9/23)

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

### Attendees

- 1) Cheryl Cannon
- 2) Jimmy Cooper
- 3) Isaac Moore
- 4) Ed Nead
- 5) Adam Wade
- 6) Robin McKeown
- 7) Darrel McKeown
- 8) Bill Summer

Agenda included removal of inactive members Millie, Aaron Bayle, Matt, Ellen. The board now has 14 active members, need 8 for a quorum.

Isaac wishes to remain as HOA President.

Isaac suggested regular 1 hour planning meetings for HOA directions, Suggested obtaining feedback from community as what the HOA can do better, items needing attention.

It was suggested River Oaks establish a community watch, as Archdale & Hunt Club have had numerous car thefts. This matter will be further investigated.

Robin stated there are issues with members on executive committees not attending meetings as scheduled.

Agenda: Darryl motioned to accept agenda, Adam seconded motion, motion was approved unanimously

Previous meeting minutes: there were no minutes from May 2023 meeting only notes, therefore no minutes to approve.

The board concluded that Don has permission to occasionally park his RV in the driveway for cleaning and maintenance; Don will notify Julie at the management company and notify the Board when he will be parking the RV in the driveway.

Treasury Report: Ed motioned to approve, Cheryl seconded the motion; the motion to approve was passed unanimously.

Isaac reviews committee duties

Will stated that due to the court case, the HOA cannot enforce rules, regulations, restrictions or covenants, and this makes the HOA board ineffective. Will suggested to study if solution is to dissolve ROHA and reform an HOA. Isaac said that per his understanding in Woodington I and II only, we cannot enforce rules, restrictions, covenants. Isaac stated he is in contact with the lawyer and will continue to

reach out to the lawyer and the judge to see if lawsuit can be expedited or if there are any alternatives or plans for the HOA.

Darryl said lawyers may be delaying case in hopes of an out of court settlement.

Committees:

ARB: no issues to report

C&R- no issues to report. Don asked if CNRs are current. Darryl stated the CNR were established by the developer/builder when the subdivisions were created. Don stated he reviewed the CNRs and Riverchase is not covered by CNRs. Daryl stated all subdivisions within River Oaks are covered by CNRs.

Don stated he will no longer be a volunteer to help cleanup areas withing the HOA.

Don stated the need to review encroachment by homeowners on HOA land as some residents are encroaching on HOA land, clearing the land and installing structures such as sheds. The board agreed this would be an item to review.

Community Advocacy: no issues

Community Maintenance: no issues

Community Outreach: NO Issues

Communications: Isaac said he will call Dakari

Membership drives: board agreed for the need to have an outreach drive for members. Isaac stressed the need to not coerce or "push" people to join.

Grass Cutting /Commons Maintenance: the members agreed the current Landscaper, BrightView is poorly performing the work and a new landscape maintenance company is needed, preferably within 2 months.

Isaac recommended everyone on the board look for landscape maintenance company (observe and looks for trucks, crews at work, ask neighbors who they use) The members agreed to get pricing from Greenery and Pleasant Places, and at lest 2 other companies. Isaac stated that 80% of resident complaints are regarding grass cutting and litter.

Isaac said landscaping contract should also review low hanging trees.

The members stated that the island at Winnfield and Park Forest is in terrible condition, unsightly and this should be cleaned, trimmed and receive new mulch. This will be addressed with landscaping.

Will stated there is a realtor sign, advertising homes for sale, in HOA property. Darryl agreed the sign should be removed. Isaac said he would send a letter to the builder (Ashton Woods) to remove the sign.

Darryl motioned to adjourn; Adam seconded the motion. Motion to adjourn was unanimously approved.

This concludes the minutes of the ROHA Board Meeting of 6/12/23.