

Meeting Minutes

River Oaks HOA

Meeting 7/8/2024

Start Time 6:30 PM; End Time 8:00 PM

Attendees

- 1) Isaac Moore, Jr.
- 2) Adam Wade
- 3) James Cooper
- 4) Robin McKeown
- 5) Cheryl Cannon
- 6) Paul Amarendran
- 7) Ed Nead
- 8) Bill Summers

Guests:

David Harvey

The meeting was called to order in executive session at 6:30

Isaac stated he still has no definitive answer regarding setback in Woodington; He and Paul will contact the county this week.

Robin questioned if the 2024 budget was properly approved; Paul stated budget was voted and approved. Isaac stated he would review the minutes.

Court date: Isaac stated he had not received a reply from the attorney regarding a Court Date for the lawsuit. Isaac said he would contact the attorney in person on the 9th.

Fire Damaged Home on Sumters Run: The HOA has not received any written complaints regarding the property; the county will have to be contacted regarding any action that can be taken. Robin will contact the county regarding any codes or other action to be taken. Isaac stated he would try to contact the owners.

General Meeting: A quorum was established for the General Meeting at 7:00PM

The agenda was presented to the board. Ned motioned to approve the agenda; Cheryl seconded; the agenda was approved.

Treasurer's Report: Kristina was absent due to an illness). The report was reviewed by the board. Robin commented there was a transfer for \$15. The board agreed this transfer would be reviewed. Robin also asked about a \$24.75 deposit. It was determined this \$24.74 was an interest from the Emergency Fund, and the Emergency Fund is capped and any interest earned must be automatically transferred out of the Emergency Fund into the general fund. Paul motioned to accept the Treasurer's Report, Cheryl seconded the motion, the motion was passed.

ARB: No new requests; the board discussed the need to locate locations of previous ARB requests.

C&Rs: 5417 West Chester (Appian III) there is a semi-truck parked in the driveway. The management has been notified of this issue. The board agreed only action is to levy fines and set a lien when the fines exceed \$1250.

Community Advocacy: need a member to attend County Council meetings.

Community Maintenance: Paul removed 4 bags of trash from the islands at Park Forest, 2 bags at Woodington. Paul also replaced three light bulbs at Woodington and replaced 6 lights at Park Forest. Robin stated the monument sign light at Palmetto Plantation is burning all day long. Paul will investigate this light.

Community Advocacy: need a volunteer.

Robin stated no flags or decorations have been put out. Isaac stated this would need to be done by a volunteer and the board would need to schedule decorations in the common areas. Paul suggested that at each meeting the board should review any messages that need to be posted on the marquee signs and any community decorations needed. Paul motioned that the board should review as needed at each meeting any information to be posted on the marquees, and any desired decorations for the next month, or upcoming holiday, and email the information to Michelle. Robin seconded the motion; the motion was approved.

Setback Determination: Bill stated that he has provided information and requested a determination form the appropriate person at Dorchester County codes (Carol Shannon), and Bill will stay in contact to get a determination from the county.

David presented information regarding the aforementioned boat possibly parked within a setback. David has contacted the county codes, and the county stated they could not enforce HOA rules or C&Rs.

Isaac stated that in the June meeting he had stated that previously he has said he did not see a problem with the boat parking, and that this matter would require further investigation. Isaac stated the board has never made a determination or made any changes to C&Rs regarding the boat parking and that he had misspoke regarding this issue on the meeting of 5/13/24; he had stated the board would have to investigate this issue further. David said that the board should enforce rules and C&Rs in the community.

Adam suggested that the matters in the lawsuit and liens to be explained to the homeowners in more details. Isaac recommended this information be included in the newsletter.

Robin motioned the meeting be adjourned- Cheryl seconded, the motion passed, and the meeting was adjourned at 8:00PM