

Meeting Minutes

River Oaks HOA

Monthly Meeting 8/14/23

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

Attendees

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

Guests:

Kyle Schmaltz, KRC Landscaping

Agenda included presentation for Landscape maintenance by KRC Landscape, and resumption of issuing liens for back dues and fines.

Initially no quorum so meeting commenced as informal meeting. KRC made a presentation for landscape maintenance and included a detailed, hardcopy proposal, with copies available for all board members.

The boards reviewed the agenda. Adam motioned to approve agenda, Darrell seconded motion; agenda was approved.

Robin stated new business should include new lights needed at islands, monument signs and would be needed to be put to a vote.

Ed stated need for mulch/pine straw in islands at Woodington

Bill stated drain in Appian at retention pond needed to be cleaned by the county due to sediment.

Regarding lights: board agreed Paul could replace lights

Adam motioned to accept minutes from July's meeting; Darrell seconded motion; motion was passed.

Board discussed treasurers report: for report agreed to have a 3rd person, preferably off the board. Board agreed to review and look for volunteer to review the treasurers report and the billing, check records. Darrel moved to accept the treasurer's report; Cheryl seconded' report was approved.

Committees:

Will stated need to revise rules for fences due to work at the sewage treatment plant (work here has raised grading and removed tree; plant is visible from the homes and needed higher (over 6') fence to block the site. Board agreed to contact Dorchester Water and Sewer about fence and buffer zone

C&R- no issues to report

Community Advocacy: no issues

Community Maintenance: Ed stated Adam did not have a quote for maintenance at Woodington Island (work beyond landscape maintenance) Adam stated would reach out to contractors for new bids. Will recommended no power wash for monument signs- board agreed to only use soft wash/cleaner.

Community Outreach: still working on website

Communications: no issues

Maintenance: Paul had prepared the following report:

- 1) *Water was collecting on the road at the intersection of Appian Way and Landing Pkwy. Paul used his shovel and cleared up the two drains which were being blocked by dirt and pine-straw. (Item 8.5 of July Minutes)*
- 2) *Old fluorescent lights at signs for Appian I & II (2 lights), River Chase and Woodington III, have been replaced with LED lights by Outdoor. (Total 4 lights).*
- 3) *One of the lights to the entrance of Woodington (I & II) is out. Paul checked and found that the power is coming to the light but the lamp itself is not working. He reported it to Mike Thompson of Outdoor. Mike has promised to look into it. (Item 8.2 of July Minutes).*
- 4) *Buzzing noise from the short electrical post at 5278 Westchester: Paul called Dominion Energy. They came and looked at it. They say that it is coming from the Time Warner Cable (Spectrum) box, but the box does not say Spectrum on it. Paul will call Spectrum next week.*
- 5) *Though Paul had volunteered to pressure wash the Appian III sign, because of the excessive hot weather, this project will have to be done when the weather cools down.*

KRC Landscaping included in the proposal:

-proposed \$2900 /mo for 1st year. With a lock in contract for 3 years, 3% added for years 2-3,

-est 42 site visits per year

-Adam asked about item#3 in proposal-60 days; KRC agreed to 30 days

-KRC stated have reviewed the site

-KRC stated that would be willing to work under a probationary period thru end of 2023

-KRC stated can provide access to website for service and scheduling

Liens: as per our understanding, the HOA can resume filing liens for back dues and fines for all subdivisions except Woodington I and II. The board debated at what limit (time, \$ value) would liens be filed, Darryl stated we could not have multiple standards- need to have one standard. Ed suggested any dues or fines past one year old. Will suggested using dollar amount. Will suggested \$1250 (this is 10 times the cost of filing a lien). Darrell moved to establish \$1,250 (for back dues and fines) as the point

liens issued. Derrick seconded the motion; the motion passed. Issac stated would check with Quattlebaum if the \$125 price to file a lien is still valid. Isaac said he would contact property management (Julia) regarding liens.

Speed Bumps: will stated could not install speed bumps due to county regulations

Tree trimming: Darrell stated would need contract to trim trees over hanging streets, and would need to budget for cleaning up trees, undergrowth. One side of Park Forest would cost approx. \$18,000 to clip trees 2' of road and clean up undergrowth.

Isaac presented a bill from lawyer for \$240 for consulting for liens. Board agreed \$240 is budgeted for this fee.

Robin stated will need a budget committee (to include tree trimming, legal fees). Will will chair, Kristina, Isaac, Adam will be on committee.

Ed stated trees on buffer at Marsh Hall need cut. Will stated HOA has no legal ability or obligation to trim these trees that aren't on a buffer.

Next meeting to be held 9/11/2023

Isaac motioned to adjourn; Dakari seconded, Motion to adjourn passed.