

River Oaks Home Owners Association

Meeting Minutes of 09/12/2022

1) Call to Order

Isaac Moore, Jr., president called the ROHA Board Meeting to order at 7:03 PM on Monday, September 12th, 2022, at Christ Community Lutheran Church, 8315 Dorchester Rd. *Note* The meeting opened with less than 9 members present, but the last 3 showed up after Isaac began the meeting.

2) Roll Call: Present Board members:

1) Darrel McKeown, 2) Ed Nead, 3) Bill Summers, 4) Adam Wade, 5) Karlean Williams, 6) Ellen Sapp 7) Derek Beavers, 8) Kirk Wylie, 9) Isaac Moore, Jr.

3) Minutes of Meeting August 8th 2022

Minutes made by Paul Amarendran for Aug 8th were presented and approved online via email, with the 9th yay vote for final approval coming on 26th August. The email approval was done to ensure that the Association's documentation was completely up to date for the ongoing court case.

Corrections:

None

4) Treasurer's Report

Kristina was not in attendance, but had sent all of the budget reports via email. There were no changes from last month to report.

Other financial issues:

5) Committee reports:

5.1) Maintenance:

5.1.1) Since Paul was not present, nothing was reported.

5.2) Community Outreach:

5.2.1) A small group of neighbors has volunteered to take over the signs and decorations, see "New Business".

5.3) Communications:

5.3.1) Nothing to report

5.4) Executive:

5.4.1) The court case is ongoing. The HOA has met all of our requirements for documentation with the lawyer/court, now there is more delay while the opposition has been asked to provide more info to the judge.

5.5 Architectural Review Board: Nothing to report

5.6 Community Advocacy: The issue with the school traffic pattern was brought up. Isaac spoke with the principal of the school. Bill Summers also mentioned that the traffic

patterns are determined by the police department, and not the school, and that this has happened across the county in many school zones this year. One option the school has, is to have the students gather in the gym, while awaiting the 0830 arrival time of the teachers, to allow parents to drop off students and depart the property, allowing the traffic not to linger.

6) Old Business:

6.1) Court Appearance:

6.1.1) The other party is being asked to provide more information to the court to support their argument.

6.2) Vacant Board Positions:

6.2.1) Carl Calvert, of River Chase, contacted Isaac, and has offered to join the board.

6.3) Brightview updates:

6.3.1) The culvert down off of Park Forest is clogged with organic debris and requires cleaning. The excessive rain doesn't allow the contractor to access the area with their machines.

6.4) Community Picnic:

6.4.1) Isaac sought members to volunteer with various duties. Ed and Ellen volunteered to call 5 local business to seek donations. Adam volunteered to use his truck to take all of the trash after the event, straight to the dump. Darryl offered to do a map layout for the event, to ease with setup. This was dependent upon the church being able to provide a CAD file for the property, so it can be done via computer. Isaac will liaise with the church to get the file.

6.5) Riprap and Grate in pond:

6.5.1) This work is in progress per the contract

6.6) Fallen tree removal by Alpha:

6.6.1) The tree is ½ way cut/removed. This amount of work was found to meet the requirement of the contract.

6.7) General Cleanup of fallen limbs, litter, etc.:

6.7.1) Members of the community are being sought to volunteer, weekly/bi-weekly/monthly, to assist with cleaning up the common areas of the community. Areas of Park Forest, in particular, are being littered by passing cars, making the neighborhood look unsightly.

6.8) AirBnB:

6.8.1) AirBnB rentals require a business permit, if operated within the county. Any AirBnB rental situations should be reported to the HOA Board for investigation.

7) New Business:

7.1.1) Michelle Jackson: Michelle is one of the members that has volunteered to take over the posting of the community message boards, as well as decorations for some of the holidays. She also monitors the HOA website emails, and ensures that any requests that come into the general inbox, get forwarded to the appropriate member or committee chair, for proper resolution. She spoke to the board, and informed that she has a group of

at least 7 women, that have offered to take care of the message boards, decorations for Veteran's Day, Memorial Day, and possibly some others. They have started to do an inventory of the current decorations in storage, and found that some of them will need replacement, and is therefore notifying the board, that they will be seeking funding to add/replace current flags and letters. There is already a line item in the budget for such funding, which hasn't been used this year. She will research and provide the cost for new flags and letters, to be presented to the board at a later day. Ed Nead made a specific request, that all efforts be made, to buy US or military Flags, made in the U.S. only, and not in China. It was a general consensus to honor this request.

7.1.2) For Veteran's Day, there is a plan to put out flags for service members/vets in the community. A service flag will be put out, then an American Flag will be put behind each service flag for each community member that corresponds to that branch of service. Ie. A USMC Flag will be put up, and if there is a notification of 20 Marine vets in the community, then 20 American Flags will be posted in line with the USCM flag, and so on for each service.

7.2) Larry Harper, from Dorchester County Water Dept. was supposed to speak to the board, but he did not attend.

8) Next Board Meeting: Monday, October 10th 2022 at the Lutheran Church.

Ellen made a motion to adjourn and Darrel seconded it. The Board adjourned at 8:00 PM.