

RIVER OAKS HOMEOWNERS ASSOCIATION

Meeting Minutes of 19 September 2017

(Meeting was moved due to Hurricane Irma)

1. Call to order

Kevin Bruch called the ROHA board meeting to order at 7:08 pm on Tuesday, September 19, 2017 at Faith Assembly church.

2. Roll call – Quorum attained. Laura Cox has resigned from the board – quorum now is 9.

Name	Email	Present	Absent
Kevin Bruch	kbruch@sc.rr.com	X	
Jeff Morey	jmorey1@sc.rr.com	X	
Darcia Hicks	odarciam@outlook.com	X	
Michelle Jackson	Mjackson4@sc.rr.com	X	
Anna Mitchel	mitchel.anna@yahoo.com		X
Paul Amarendran	amarendran@knology.net	X	
Ernie Kornahrens	ekornahrens@outlook.com		X
Dean Hinson	dhinson1@sc.rr.com	X	
Bill Summer	wsummer@dorchester2.k12.sc.us		X
Sean Patrum	spatrum@gmail.com		X
Betsy Mitchum	betsymitchum@gmail.com	X	
Dennis Shelters	Dandd8@aol.com		X
Ellen Sapp	emhawaii1@yahoo.com	X	
Cheryl Cannon	ckcannon50@yahoo.com	X	
Matt Jones	mattswoodworking@gmail.com		X
Jimmy Cooper	jamesfcooper2@outlook.com		X
Darrel McKeown	darrel@ctelc.com	X	
Steve Gibson	stephen.gibson@carolinaone.com		X

3. Secretary's Report

Minutes from August 2017 were presented. Jeff Morey made a motion to accept the minutes and Cheryl Cannon seconded. The motion carried. There was a discussion regarding the retention pond in Marsh Hall.

4. Treasurer's Report

The Treasurer's report for July 2017 was not presented at last month's meeting due to the financial information not being available from the management company. Michelle made a motion to send out the July 2017 treasurer's report via email and to call for an email vote. Cheryl Cannon seconded the motion. The motion carried. The Treasurer's report for August was presented. Jeff Morey made a motion to accept the Treasurer's report and Ellen Sapp seconded the motion. The motion carried.

5. Review and Approve 2018 Proposed Budget

The 2018 Proposed Budget was presented by Darcia Hicks. A line item for Retention and Drainage pond maintenance needed to be added so money was moved from Special events, Landscape updating, and community improvements. Michelle made a motion to accept the 2018 proposed budget for presentation to the homeowners and Cheryl seconded the motion. The motion passed.

There was additional discussion about raising the HOA Dues in 2019 to \$125.00. We will add this information to the general meeting agenda to present to the homeowners.

6. Old Business

- a. Back up signatory card has been done for CresCom bank account. The secretary will now be the third signer if the event the President or Treasurer is unavailable.

7. Committee Meeting Reports

- a. Community Maintenance Committee:

- 1) Hurricane Irma – Horizon has picked up most debris from Park Forest Parkway at a charge of \$750.00. Kevin will call them to ensure that they also pick up Appian Way. They are paid through September 30th. Dorchester County will not be picking up debris

- 2) Horizon Landscaping sent a letter stating that their fee was going to be almost double starting in the new year and if we didn't agree to the new pricing, they were formally submitting their request to terminate their contract at the end of September. Kevin reached out to them for a lower quote. We also requested a quote from Owens Landscaping and Pleasant Places. We did not hear back from Pleasant Places. After reviewing the contracts and discussing the services offered, Betsy Mitchum made a motion that we retain Owens Landscaping

beginning October 1st. Kevin is going to ensure that Horizon completes the work currently paid for in September and he will contact Owens to let them know that we have chosen their contract.

3) Lights are out in various locations. We think it's due to the electricity being off during the storm and the timers need to be reset.

4) Jimmy Cooper has been asked to contact Atlas signs to get estimates for the repairs of the neighborhood entrance signs.

5) Need to ensure that we have a good estimate from Lake Doctors on what it will take to bring the retention/drainage ponds up to code.

6) Committee will work to gather all needed/requested improvements into a list for prioritization.

b. Community Outreach Committee

1) Thank A Vet information has been posted on the website, FaceBook, Next Door and the Newsletter

2) Fall Yard Sale – October 14th from 0800-1300. Goodwill will have a truck come by after the sale. Posted on the website, FaceBook, Next Door and the Newsletter

3) Newsletter went out this week.

8. New Business

- a. Dorchester Real Estate is working on getting all the information updated in their system. The transition information was not in the same format and there has been a lot of manual entry. There has been one drive through and they will now be regularly scheduled after the delay by Hurricane Irma. Board members should regularly report any issues to Julie at DRES.
- b. Current Status of rental homes in River Oaks neighborhoods. A motion was made by Dean to post the leasing/rental statement to the ROHA website and to send to all rental companies in the ROHA neighborhoods. Cheryl Cannon seconded the motion. The motion passed.
- c. Darrel McKeown has agreed to be the webmaster for ROHA webpage. Thank you Darrel!
- d. Jeff mentioned that the bulk rate will increase to \$225.00 in November.
- e. Betsy presented a chart regarding homeowners accounts that are in arrears. There is a total of \$73301.50 worth of monies that are owed from dues payments, C&R's, late fees

and admin fees. Of that amount, \$38496.25, is admin fees, dues and late fees. Betsy would like to offer the homeowners a one-time amnesty program where, if they pay back dues, admin fees and C&R's, they will be forgiven the late fees. The amnesty is conditional. They must pay within 30 days or present a 6-month payment plan. If they miss a payment during that 6 months, they will immediately incur the original amount. Dean made a motion to allow this one-time amnesty letter with the provision that it's paid within 30 days or a six-month payment plan. Cheryl Cannon seconded the motion. The motion carried. The letters will go out the week of September 25th.

Dean Hinson made a motion to adjourn at 8:37 and the motion was seconded by Jeff Morey.

Minutes respectfully submitted by Michelle Jackson, 9/22/2017. The next board meeting will be October 9 2017.