

RIVER OAKS HOMEOWNERS ASSOCIATION

Meeting Minutes of 10/9/2017

1. Call to order

In the absence of Kevin Bruch, Jeff Morey called the ROHA board meeting to order at 7:00 pm on Monday, October 9th at the Ashley River Fire Department

2. Roll call – Quorum attained.

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 September 2017 were presented. Ellen Sapp made a motion to accept the minutes and Dennis Shelters seconded. The motion carried. Paul and Dennis mentioned that they didn't receive the packet with the minutes/agenda and treasurer's report. Michelle will confirm that she has the correct address and will send the documents as a .pdf. (Note: Michelle sent the minutes to Paul's updated email address after the meeting).

4. Treasurer's Report

The Treasurer's report for July 2017 was sent out by email and was approved by 9 members. (Kevin, Dean, Cheryl, Ellen, Darrel, Paul, Betsy, Michelle and Darcia). The Treasurer's report for September was presented. Michelle Jackson made a motion to accept the Treasurer's report and Ellen Sapp seconded the motion. The motion carried.

5. Review 2018 Proposed Budget

The 2018 Proposed Budget was presented by Darcia Hicks. While the budget was approved at last month's meeting, a line item for Retention and Drainage pond maintenance needs to be added so Darcia will update and send to all the members. 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. Items that homeowners need to be made aware of:

- Landscape expenses increasing
- Drainage and retention ponds must be kept up per Dorchester County
- Unexpected expenses due to hurricanes/weather events
- Needed maintenance to signs/common areas
- Other area improvements

6. Old Business

Delinquent letters went out the last week in September. Homeowners should have gotten the letters last week.

7. Committee Meeting Reports

a. Community Maintenance Committee:

- 1) Lights that were reported not working by Betsy will be looked at this evening. Paul asked about the email that he sent regarding the uplighting for the community signs. \$250.00 is needed to tap into the existing electrical to light the signs. We will revisit this at the next meeting due to cost. Reminder that if we pay the electrician over \$600.00, we will need to issue a 1099.
- 2) Jimmy Cooper will work with Rebecca Stanton at Atlas Signs to get estimates for the cost of refurbishing the signs.
- 3) Anna Mitchel has provided the letters for the community sign to Paul Amarendran as her work prevents her from keeping the sign updated.

- 4) Michelle will reach out to Lake Doctors to see if there are any other continuing costs to getting the retention pond in Marsh Hall up to Dorchester County Code. (Note: Michelle talked with Sean Fleming at Lake Doctors on 10/10. Sean said that we have paid all that we need to pay for the retention pond. The \$900.00 payment that we have already submitted was the total amount. Lake Doctor's has sent several emails to Dorchester County to ensure that the rip rap that they are going to use will bring us into compliance and then when they get the word, they will do the work and present us with the paperwork. We'll take that paperwork and submit to Dorchester County to show them that we are in compliance. Sean did state that we should look at the dry pond that was on Hainsworth farther down towards the cul de sac. He thinks that during the winter, we should hire a landscape team to clear out the brush in the dry pond just to make sure that's not something that will be looked at later.)
- 5) Planter box at 8524 Lynn Haven is connected to the fence. Maintenance committee must keep that in mind if working to remove the trees/bushes that are in the right of way.

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. We've also post to Craig's List. Only one person to date has asked for the Goodwill truck.
- 3) Crescom Bank is willing to revisit the Shred it Day. Michelle will follow up with Lisa Craven to see if they are willing to sponsor in November.
- 4) Ellen is working on a welcome letter and putting together a package for new homeowners. Michelle will reach out to Julie about providing a monthly listing of new homeowners.
- 5) Christmas Decorating Contest is still under discussion

8. New Business

Lien Filings – Darcia has filed releases of approximately 60 liens where the homeowners have zero balances. It costs \$60.00 to file a lien so a discussion/meeting must be had regarding a change to the bylaws to determine what our minimum must be to file the liens. The ByLaws must be rewritten but it's imperative that we retain a lawyer to help with the ByLaws . Steve Smith was suggested as the attorney to use.

Pay dues by credit card – Darrel is going to put a link on our webpage that will point to DRES' website so that homeowners will know that they can pay via credit card.

Michelle will be out on November 13th but Ellen Sapp stated that she would take notes.

Jimmy Cooper made a motion to adjourn at 7:55.

Minutes respectfully submitted by Michelle Jackson, 10/10/2017. The next board meeting will be November 13 2017.