

Meeting Minutes

River Oaks HOA

Meeting 10/10/2024

Start Time 7:00PM; End Time 8:30 PM

Attendees

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

As Guests:

David Harvill

At 7:00PM the meeting was called to order and agenda was presented. Cheryl motioned to accept the agenda, Ed seconded, agenda was accepted with added item to discuss painting signs.

August Minutes: Adam stated the typo on the minutes of 8/24 (maintenance cost should be \$166.00) and corrected minutes had been emailed to the board Paul motioned to accept the revised minute of 8/24, Cheryl seconded, minutes were approved.

Treasurer's Report: Kristina was absent due to work commitment. The 2025 budget was presented to the board, Paul motioned to approve, Bill seconded, and the Board passed the budget.

ARB Requests: Robin asked if fence replacement requires ARB approval. Bill stated if the replacement fence varied in style, color ARB approval was needed.

8' fencing. The board discussed the need for screening at the WWT Plant Expansion. Bill suggested the County Sewer authority be formally requested to provide a sound barrier fence between the plant and the community. Cheryl asked if the ARB could approve 8' fences installed by homeowners at the WWT plant boundary. The Board agreed 8' privacy fences can be approved at the WWT Plant

C&R Violations: no new business. Adam was assigned to contact the management company to request an emailed list of violations.

Community Advocacy: no new business

Community Maintenance: Paul reported the monument signs have been soft-washed, and areas adjacent pressure washed

Community Outreach: no new issues

Communication Committee: Paul asked if Advocacy, Outreach and Communications could be combined to one committee. The board agreed to put this into new agenda.

Court Date/Lawsuit: Isaac reported to the Board that the case is on appeal; and this information had been sent to all board members. Isaac stated the HOA lawyer had requested the appeal be dismissed.

Paul inquired about the legal fees, estimated to be approx. \$25,000. The board concluded the insurance was paying legal fees.

New Business:

Next Board Meeting will be held at 7:00PM at the Community Church November 4, the General Meeting will be held November 18 both at Community Lutheran Church.

Helene Damage and Cleanup: Ed reported tree removal and cleanup from Helene was on-going and would cost \$2300~\$3000. In addition, along Park Forest there are two trees that are broken and need to be removed. Bill stated the damaged trees are on resident's property and are not HOA responsibility. Isaac stated the HOA should allow Homeowners time to remove debris and damaged trees before taking any actions. Paul asked if Alpha was finished removing damaged tree- Ed will check and report. Isaac stated that a tree had fallen on a resident's vehicle, and the Insurance companies will have to subrogate.

Bill suggested to reduce HOA liability that the Board should divest- allow the county to take over several strips of property thru tax delinquency, with the condition the HOA would continue maintenance on these strips of land. The board stated first the properties should be identified.

Ed asked if delinquent properties would affect HOA credit rating. Bill said this was not an issue as the HOA cannot borrow money.

Paul stated some years back the HOA had purchased a strip of property from a resident and thought it wasteful to divest this property now.

Bill also stated the pond could be a liability (need warning signs, no swimming, fishing) These issues will need further evaluation and discussions. Adam will research plots for the strips of land in question. Robin may have a plot map and Bill will also investigate.

Trial Period for New Board Members: Bill suggested a trial period for new members. After discussions, a two-month trial period for new members was suggested. Robin motioned the trial period be voted, Adam seconded, the board passed a motion to have a two-moth trial period for new members.

Membership Committee Isaac asked for volunteers to review perspective members- will be reviews in future meetings.

Items in the budget were discussed: Postage and Pond Maintenance were both \$2,124- suspect this is a typo and would be investigated. Paul stated the \$1,593 for General Maintenance was too low- this will also be discussed. Ed asked why "unallocated funds" was in the budget- Bill replied this was a legal term

to differentiate funds from budgeted funds. Isaac suggested the budget be tentatively approved. Ed motioned, Robin seconded, the board tentatively approved the budget.

Isaac stated any emails to ROHA should be CC'ed to Robin and Jimmy as these members emails are not in the ROHA system.

New Liens: the Board agreed now liens could be assessed in Woodington I,II

Speedbumps- the Board agreed speedbumps are not needed.

Jimmy asked if Homeowners could get out of paying liens by filing bankruptcy- the board concluded that in the case of bankruptcy any liens would have to be assessed by the courts (the court would have to be informed of the lien at time of filing).

Storage: Bill stated that the HOA is in violation of by-laws by storing HOA files in resident's homes. Paul motioned a 5'x10' storage unit be placed in the budget, Cheryl seconded, the motion passed.

Sign Painting- Paul stated that all signs and especially Appian monument signs need painting; the board requested Paul to prepare a scope and solicit quotes.

Ed stated a tree in Tidewater had buckled the sidewalk: this will have to be addressed by the county; Jimmy will contact the county (Dorchester) regarding this repair.

Bill stated the budget would have to be printed and mailed to homeowners. Isaac stated the UPS store would be paid to print the budget and it would be mailed after the meeting of November 4.

Bill Havill asked if all the meeting minutes were on the website (no meetings were held on February and September 2024). Adam will review this and get any missing minutes uploaded.

Ed motioned to adjourn, Adam seconded, the motion passed and the meeting adjourned.