

River Oaks Home Owners Association
Meeting Minutes of 11/09/2020

1) Call to Order

Darrel McKeown called the ROHA Board Meeting to order at 7:04 PM on Monday, November 9th, 2020, by Conference call.

2) Roll Call: Present (Joined conference call)

1) Jeff Morey, 2) Darrel McKeown, 3) Robin McKeown, 4) Maya Allen, 5) Paul Amarendran, 6) Bill Summer, 7) Ellen Sapp, 8) Ed Nead, 9) Karlean Williams

3) Minutes From October 2020

Minutes made by Paul Amarendran for October 12th was presented. A motion was made by Ellen and seconded by Jeff to accept the minutes. Minutes were accepted; however with Bill abstaining since he had not read it as of the time of the meeting.

4) Treasurer's Report

Maya Allen reported that all bills were paid to date. Current balance as of 10/31/2020: \$75741.92. See Maya's email dated 11/09/2020 with attachments. Ed made a motion to approve the Treasurer's Report and Robin seconded it. The report was approved.

5) Committee reports:

5.1) ARB: Dean was absent

5.2) Advocacy Committee:

5.2.1) Ellen arranged for speed monitoring displays on Park Forest that was initially at the entrance and then further inside the subdivision. This was the machine from Charleston County.

5.2.2) Dorchester county machine should be available in about two weeks.

5.2.3) Ed mentioned that the cops were active on several locations and requested that we tell Michelle to thank police officers in both counties for their support.

5.3) Executive Committee:

5.3.1) The final Budget for 2021 was presented and discussed. Bill Summer vehemently objected to the way "Budget shortfall" of \$37, 990 was presented as a line item. It was discussed at length and the board decided to A) reduce the line item "Landscape Updating Removal" from \$11,000 to \$ 6,000 and B) reduce the line item "Community Improvements" from \$8,000 to \$5,000. Darrel promised to redo the spreadsheet and e-mail the board. Robin made the motion to do so and was seconded by Ed. The motion was carried.

5.3.2) Appian Way retention pond land: simple transfer deed being pursued by Robin with attorney Lisa Herbert. The Lawyer fee is \$ 269. Costs for filing, fee for clerk of court etc. will be additional. Considerable progress has been made.

5.4) Maintenance Committee:

5.4.1) Paul informed the board that Sievert had completed the installation of LED lights for Appian III; however, Paul was not satisfied with the right side light as it was only lighting up the middle and not the whole sign. He will pursue the issue with Sievert until it is done to our satisfaction.

5.4.2) Sievert changed the defective photo sensor for the Woodington sign. It is now functioning well with both monument lights coming on at dusk and going off at dawn.

5.4.3) Two lamp posts knocked down by errant drivers: Robin has called Dominion and has work orders for both the lampposts (on Appian and Park Forest).

5.4.4) Ed has quotes for tree removal from common area (fallen tree at the pond); \$700 to cut 5 dead trees including \$285 to take care of the fallen tree. Robin made a motion to go ahead with spending the \$700. Paul seconded it and the motion was carried. Ed is to contact Alpha Tree Service and tell them to go ahead with the work.

5.4.5) Paul is still working on getting quotes for the wooden part of the Woodington III sign.

5.4.6) Robin reported that many of the lights are surrounded by ant beds. Paul and Jimmy to remove these beds and put ant repellent.

5.4.7) Main River Oaks sign on Park Forest shows signs of wear, with bricks flaking off. Paul to look into repair or other solution.

5.5) Outreach Committee:

5.5.1) Robin has put up flags for Veterans Day. Looks good!

5.5.2) Karlean and Robin discussed methods of better securing the flags.

6) New Business:

6.1) In order to make homeowners better comply with the need for getting ARB approval BEFORE they start a project, Darrel suggested that we charge them a fine of \$100 if they start (or go through with) a project without ARB approval. A heated discussion ensued with no solution in sight! One of the items discussed was the concrete driveway with an asphalt coating. Maya made a motion to table the discussion to a future date. The motion was carried, with some abstaining.

6.2) Darrel brought up the need to beautify some islands, including Woodington entrance. He will get some less expensive quotes.

6.3) Darrel will also get quotes for putting in new pine straw on Appian island, around the trees. The old straw needs to be removed before new straw is put on.

6.4) Maya gave two dates for use of the Faith church for General Body Meetings: January 12th and February 16th, 6:30 PM to 8 PM. Decision was made to hold the General Body Meeting on February 16th.

6.5) Jeff will send out the December Newsletter with the board-approved budget for members to peruse. Unlike previous years, due to Covid-19, there will be no General meeting in November.

7) Next board meeting: 7:00 PM, Monday, December 14th.

Motion to adjourn made by Paul and the Board adjourned at 8.25 PM.