

RIVER OAKS HOMEOWNERS ASSOCIATION

Meeting Minutes of 12/11/2017

1. Call to order

Kevin Bruch called the ROHA board meeting to order at 7:00 pm on Monday, December 11th at the Ashley River Fire Department. Because we had a general meeting in November, there was no November 2017 board meeting. Stephen Gibson has resigned from the board due to personal obligations.

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

3. Secretary's Report

Minutes from November General Meeting were presented.

4. Treasurer's Report

Attached is an amended October 2017 Treasurer's Report to correct the omission of \$170.00 where the check number was noted but not the amount. Darcia discovered the error when she was reconciling the November 2017 Treasurer's Report that is also attached. Income that is included is attributed to the either the letters that went out or from closings – amount is \$4200.00. Jeff Morey moved that the treasurer's reports be approved and Dean Hinson seconded the motion. The motion passed.

5. Old Business

No old business

6. New Business

ROHA has been served and named as defendants in a lawsuit. Counsel has been retained and the advice of counsel is confidential so strategy and communications will not be discussed."

7. Committee Meeting Reports

a. Community Maintenance Committee

- 1) Owens landscaping offered to landscape one of the two entrance medians (Park Forest or Appian Way). We will wait until the spring to determine which one we want them to do.
- 2) Lights are out on the signs for Appian III
- 3) Darcia reached out to Atlas Signs about the estimates for the refurbishment/repair of the neighborhood signs, however, they currently don't have the capacity to work with ROHA and recommended that we reach out to Miller Signs. Darcia will provide Jimmy Cooper with the POC at Miller Signs.

b. Community Outreach Committee – Ellen Sapp reporting

- 1) Michelle will follow up with Lisa Craven to see if they are willing to sponsor in January or February 2018.
- 2) 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.
- 3) Christmas Decorating Contest judging will be done on 12/12 and winners announced on 12/14. Ellen asked for the board to approve \$100.00 to purchase

signs for the first, second and third place winners. Dean Hinson made a motion to approve and Anna seconded the motion. The motion passed.

4) Betsy and friends are decorating the neighborhood.

c. ARB and CR Committee – Dean Hinson reporting

1) Dean would like to step down from checking the ARB mailbox. Sean Patrum will be reviewing the items in the box.

d. Communications Committee - Jeff Morey reporting

- 1) Doing the mailing labels using the USPS postage tool. This allows us to use our BULK Mail account, but we don't have to pay for it. Each time we do a newsletter mailing, Jeff will get an electronic EXL spreadsheet in a specific format and load it into the tool. The tool compares and corrects address and puts a bar code with the address.
- 2) We are billed at three different rates.
 - The local 29418/20 at 0.217 (602 pieces).
 - All other 294 ZIPs at 0.237 (38 pieces).
 - All other out of state at 0.288 (34 pieces).
- 3) In order for me to remove folks from the mailing list because they want the newsletter electronically, I need the addresses that go with the e-mail addresses.

e. Community Advocacy

1) Anna is getting a group together to go to the Dorchester County Comprehensive Planning Commission Meeting on December 12th at 5:00 to listen and give some feedback on the Water Treatment plant. Information about the meeting can be found on <https://www.dorchestercountysc.gov/government/planning-development/planning-zoning/comprehensive-plan>.

Dean made a motion to adjourn at 7:55.

Minutes taken by Ellen Sapp and respectfully submitted by Michelle Jackson, 12/14/2017. The next board meeting will be January 8th.

TREASURER'S REPORT

RIVER OAKS HOMEOWNERS ASSOCIATION

PERIOD ENDING OCT 31, 2017
Amended 12/11/17- Amount of \$170.00

Ending Balances Sep 30, 2017		Deposits Oct 1 -31, 2017		Expenses Oct 1-31, 2017		Ending Balance	
BB&T Operating Account	\$ -	<+> Lockbox	\$ -	<-> See Detail	\$ -	<=>	\$ -
BB&T Money Market Account	\$ -	<+> Transf/Interest		<->	\$ -	<=>	\$ -
Crescom Operating Account	\$ 18,922.77	<+> Checks	\$ 1,430.00	<->	\$ 2,910.62	<=>	\$ 17,442.15
Crescom Money Market Account	\$ 42,582.18	<+> Checks	\$ -	<->		<=>	
		<+> Interest	\$ 7.47	<->		<=>	\$ 42,589.65
Totals	\$ 61,504.95	<+> Deposits	\$ 1,437.47	<-> Expenses	\$ 2,910.62	<=>	\$ 60,031.80

GL ACCT	Expense Detail	Check Amount	Budget	Balance
4010	Crescom	\$ - Management Fee	\$ 13,476.00	\$ 3,690.00
4020		\$ - Printing	\$ 1,125.00	\$ 356.39
4030		\$ - Office Exp/Lockbox	\$ 1,000.00	\$ (31.89)
4040		\$ - Community Events	\$ 1,029.00	\$ 914.34
4050	#1232 Betsy Mitchum	\$ 59.36 Postage/BulkMail	\$ 1,355.00	\$ (104.05)
4051		\$ - Mail Box Fee	\$ 120.00	\$ 64.00
4052		\$ - Facility Use	\$ 100.00	\$ 100.00
4070		\$ - Bank Charges	\$ -	\$ (85.00)
4080		\$ - Tax Preparation	\$ 250.00	\$ 50.00
4090	#1230 Dorchester County	\$ 170.00 Legal/Liens	\$ 500.00	\$ (2,327.25)
5020		\$ - General Maint	\$ 500.00	\$ (76.26)
5030		\$ - Emergency Fund	\$ 500.00	
5110	#1235 Horizon Landscape - Storm Debris Clean Up	\$ 750.00 Landscaper	\$ 32,000.00	\$ 9,170.00
5160		\$ - Mulch/PineStraw	\$ 5,500.00	
6120	#1231/#1238 Lake Doctors	\$ 360.00 Pond Maint	\$ 1,620.00	\$ 420.00
6130		\$ - Improvements	\$ 3,000.00	\$ (250.00)
8110	#1237 SCEG	\$ 851.26 Electric/Irrigation	\$ 9,500.00	\$ 1,875.95
9110		\$ - Insurance	\$ 4,050.00	\$ (144.00)
9510		\$ - Property Tax	\$ 350.00	\$ 330.10
9710	#1234 Kevin Bruch - Tree Removal (All Season's Tree Service)	\$ 720.00 Reserve Fund	\$ 15,000.00	\$ 12,385.00
			\$ 90,975.00	\$ 26,337.33

Projected Year End Carryover \$ 23,694.47
Assumes no deposits after 9/30/17
and expenses that do not exceed the budget.
Emergency Fund \$10,000.00

TREASURER'S REPORT

RIVER OAKS HOMEOWNERS ASSOCIATION

PERIOD ENDING NOV 30, 2017

Ending Balances Oct 31, 2017		Deposits Nov 1 - 30, 2017		Expenses Nov 1-30, 2017		Ending Balance	
				See Detail			
BB&T Operating Account	\$ -	<+> Lockbox	\$ -	<->	\$ -	<->	\$ - CLOSED
BB&T Money Market Account	\$ -	<+> Transf/Interest		<->	\$ -	<->	\$ - CLOSED
Crescom Operating Account	\$ 17,442.15	<+> Checks	\$ 2,790.00	<->			\$ 20,232.15
Crescom Money Market Account	\$ 42,589.65	<+> Checks	\$ -	<->			
		<+> Interest	\$ 7.00	<->			\$ 42,596.65
Totals	\$ 60,031.80	<+> Deposits	\$ 2,797.00	<-> Expenses	\$ -	<->	\$ 62,828.80

Expense Detail		Check Amount	Budget	Balance
GL ACCT	Crescom			
4010		\$ - Management Fee	\$ 13,476.00	\$ 3,690.00
4020		\$ - Printing	\$ 1,125.00	\$ 356.39
4030		\$ - Office Exp/Lockbox	\$ 1,000.00	\$ (31.89)
4040		\$ - Community Events	\$ 1,029.00	\$ 914.34
4050		\$ - Postage/BulkMail	\$ 1,355.00	\$ (104.05)
4051	#1241 Michelle Jackson	\$ 56.00 Mail Box Fee	\$ 120.00	\$ 8.00
4052		\$ - Facility Use	\$ 100.00	\$ 100.00
4070		\$ - Bank Charges	\$ -	\$ (85.00)
4080		\$ - Tax Preparation	\$ 250.00	\$ 50.00
4090		\$ - Legal/Liens	\$ 500.00	\$ (2,327.25)
5020		\$ - General Maint	\$ 500.00	\$ (76.26)
5030		\$ - Emergency Fund	\$ 500.00	
5110	#1238 Horizon Landscape	\$ 2,700.00 Landscaper	\$ 32,000.00	\$ 3,770.00
5160		\$ - Mulch/PineStraw	\$ 5,500.00	
6120		\$ - Pond Maint	\$ 1,620.00	\$ 420.00
6130		\$ - Improvements	\$ 3,000.00	\$ (250.00)
8110	#1239 SCEG	\$ 854.39 Electric/Irrigation	\$ 9,500.00	\$ 1,021.56
9110		\$ - Insurance	\$ 4,050.00	\$ (144.00)
9510	#1240 Dorchester County Treasurer	\$ 20.12 Property Tax	\$ 350.00	\$ 309.98
9710		\$ - Reserve Fund	\$ 15,000.00	\$ 12,385.00
			\$ 90,975.00	\$ 20,006.82

Projected Year End Carryover \$ 32,821.98
 Assumes no deposits after 9/30/17
 and expenses that do not exceed the budget.
 Emergency Fund \$10,000.00