

RIVER OAKS HOMEOWNERS ASSOCIATION
MEETING MINUTES OF February 9, 2016

A. Call to order

Kevin Bruch, President called to order the meeting of the ROHA at 7:00 pm on Tuesday, February 9 2016 at the Ashley River Fire Department conference room.

1. Roll call

President, Karen Graham, Secretary, Darcia Hicks, Treasurer, Dean Hinson, Michelle Jackson, Betsy Mitchum, Sean Patrum and Paul Amarendran, Ernie Kornahrens, Bill Summer, Dennis Shelters and Anna Mitchel.

B. Discussion regarding representative for all neighborhoods

Following some brief discussion, Sean Patrum made a motion to accept the Officers and neighborhood representatives as they are; adding Dennis Shelters to represent Woodington I and Anna Mitchell to Appian I. The motion was 2nd by Dean Hinson. A vote was taken and the motion was accepted as presented.

C. Officers will remain as:

Kevin Bruch, President, Jeff Morey, V. President, Darcia Hicks, Treasurer and Karen Graham, Secretary.

D. Halcyon – David Peterson

Kevin asked David to give a little better understanding of the process. From the letters received for violations to the foreclosure process.

1. Collection letters: These letters are handwritten. When fines are paid the fines are then removed from the homeowners account. Ryan McKay from Columbia collected HOA dues at one time. David spoke to Ryan 2/9/16. David stated Halcyon will update liens and begin collecting fees in roughly 90-120 days, after that time the foreclosure process may begin. Darcia questioned if anyone had responded to the letters that were to have been mailed out related to the Aging Report as there appears to be some discrepancies in the amounts noted on the Aged owner Balances of 2/8/2016. The major concern is **did those letters actually go out in December?** David stated he would need to follow-up on those letters. He asked for permission to begin the process by updating the liens. The balances for provided by the HOA treasurer Darcia Hicks for the letter which was to have been sent out in December should be the working balances. If the letters from December did not get sent, it is to be noted the amount due on each letter was agreed upon by the board. Darcia has the liens and these are the fines we could prove that were owed.

Lien Threshold David recommends \$300.00 with 2 years of unpaid HOA dues or fines accumulated for liens to begin the foreclosure process after 90-120 days. A motion was made by Sean to raise the amount to \$750.00 which could include 2 years of unpaid HOA dues and/or accumulated fines.

HOA Foreclosure action is set into motion by a Master of Equity, which is a \$400.00 expense to the Management Company. If the action is successful, the money will come back when the settlement is received.

Any balances greater than \$300.00 will start the lien process. There is also a \$65.00 filing fee.

David also provided sample letters of the most common violations noted in ROHA. David also stated per the contract 6 times a year are possible for evening drive thru inspections.

Additional questions for David regarding the contractual agreement included: Label, need to have the line **Or Current Resident** inserted on the mailing label and the expense of production and mailing out of the newsletter.

Lastly, the neighborhood announcement board. **This topic needs resolution.** \$325.00 for the permit was paid and the balance for the signs was paid in full in December; however, we have no signs and there appears to be lots of confusion over who is actually causing the delays is it the Dorchester county permits office, Dorchester DOT, or North Charleston?

E. Secretary's Report

Minutes from the January 11, 2016 ROHA meeting were presented. A motion from Jeff Morey was made to accept the minutes as presented and Ernie Kornahrens 2nd the motion. Vote was taken and minutes were approved as written.

F. Treasurer's Report

The Treasurer's report was not presented as it needs to be Reviewed and rewritten.

G. Committees:

Welcome: Kevin, Betsy

Facebook: Karen and Michelle

Webpage: Michelle and Jeff

Grounds: Sean and Anna.

Newsletter: Jeff and Michelle continue to request information

Activities: Michelle and Betsy.

Kevin is encouraging each member to commit to a committee. You do not have to be a board member to participate. However, a Board member should chair the committee if possible.

H. Old Business:

1. **Lawn O'Green** – it is noted by Anna Mitchell the shrubbery near the Woodington III sign is overgrown and is a driving hazard at its current size.
2. Dean Hinson stated the Marsh Hall sign is falling apart and is in need of some TLC.
3. Other items noted to be discussed at the next meeting are the New Stop Sign and the process of getting additional lighting down Park Forest Parkway just beyond Wynnefield to the 4-way stop.

I. The Next Board Meeting is scheduled for Tuesday, March 8, 2016 at 7:00 a Ashley River Fire Department Conference Room.

J. Adjournment:

Kevin Bruch recommend a motion to adjourn the meeting at 8:55 pm. The motion was made by Dean Hinson and 2nd by Bill Summer.

Minutes submitted by Karen Graham, Secretary on February 29, 2016.