

**RIVER OAKS HOMEOWNERS ASSOCIATION**  
**MEETING MINUTES OF January 26, 2016**

**A. Call to order**

Kevin Bruch, President called to order the meeting of the ROHA at 7:00 pm on Tuesday, January 26, 2016 at Faith Assembly Church.

**I. Roll call**

The following persons were present: Kevin Bruch, President, Jeff Morey, V. President, Karen Graham, Secretary, Darcia Hicks, Treasurer, Dean Hinson, Michelle Jackson, Betsy Mitchum, Sean Patrum, Rhonda Long and Paul Amarendran, Ernie Kornahrens, Bill Summer, Ellen Sapp and Cheryl Cannon. **Special guests included** Stacy Manderville from Halcyon, Lt. Barnhill, Dorchester Co. Sheriff's Department, Councilman George Bailey, and Larry Harper, the new Director of Dorchester Co. Water and Sewer Dept.

**II. Secretary's Report**

No minutes were presented at this General Meeting; however, it is noted a quorum was present and a vote will be taken for the 2016 Budget.

**B. Guest Speakers**

**Lt. Barnhill** – Is the Community Services officer as well as the Crime Watch Coordinator for Dorchester Co. Sheriff's Dept. He reported from 12/15/2015 to 1/26/2016 the following crimes:

1. Theft on Bennington Place in Appian Landing. Theft of items from an auto. He reminded everyone to be sure to LOCK your vehicles. Thieves are actively searching for unlocked vehicles. He also stated the more lights you have outside the better.
2. And armed robbery and Kidnapping – however, what this in reality was a drug deal gone wrong.
3. The question was asked what we as residents can do about littering and animal waste. Lt. Barnhill stated to obtain as much information as possible. Vehicle make, color, tag number, where the littering occurred, date etc.
4. Speeding was another hot topic. His recommendation was to again, get vehicle information if possible and call the Sheriff's office.
5. **Lt. Barnhill can be reached at 843-200-4207 or email at [jbarnhill@dorchestercounty.net](mailto:jbarnhill@dorchestercounty.net).**

**Councilman George Bailey** - Mr. Bailey was brief in his statements; however, he did provide some valuable highly anticipated updates for the neighborhood.

1. Most importantly was the delivery of the signed contract or the sidewalk down Appian Way. The funding for this project came from the Safety Fund.
2. The storm water drainage ditch. Mr. Bailey is meeting with Austin Construction in an attempt to get the ditch cleared.
3. New STOP sign at Landing Parkway and Park Forest Parkway – A recent traffic study deemed this is not a safety issue.
4. Resurfacing of streets. Mr. Bailey stated Webb Sharpy will be studying each street for resurfacing; however, it is not known if there is any funding or when this may occur.

**Director of water and sewer Larry Harper** – Mr. Harper has been the Director for 5 days on the date of this meeting. He was gracious and willing to answer questions related to the recent Post and Courier article about the “stench” that comes from the neighborhood water treatment plant. There was much discussion about the ongoing smells and residents dissatisfaction with previous answers provided.

1. Mr. Harper asks residents to grant him 30 days to address their concerns regarding the foul smells. During that time he will talk with workers at the plant, educate them on new processes that may prove effective and will come back to another meeting with a proposed plan. He can be contacted at 843-832-0061 or 843-200-7177.

### **C. Review and Approve Annual Financial Report**

A motion was made by Jeff Morey to accept the 2015 Financial Report. Cheryl Sapp 2<sup>nd</sup> the motion. A vote was take and the motion passed and the Financial Report was accepted.

### **D. Volunteers to conduct Financial Audit**

Three (3) Audits of the books is required. Volunteers were requested. The 3 volunteers are:

Ernie Kornahearns, Mrs. Dennis Shelters and Michelle Jackson were recognized. Thank You!

### **E. Review and vote on ROHA Proposed 2016 Budget**

### **F. Review and vote on Proposed By-Law Change**

### **G. Board member nominations and vote**

All members currently on the board have agreed to stay. President, Kevin Bruch asked for individuals to help fill the voids we currently have. There should be two members per section. We currently are lucky to have one representative per section. Anna Mitchel and Dennis Shelters volunteered their time and agreed to be the newest members.

### **H. Question and Answer Session**

There was a short question and answer period was allowed. Topics discussed were:

1. What exactly are the management company fees and how many hours are spent in the neighborhood? What does Halcyon do that Dorchester Real Estate didn't do.
  - a. Halcyon spends approximately 8-10 hours working on the violation list. Halcyon also has a database that allows them to generate more standardized violation letters and maintain a closer watch on fines and HOA payments.
2. Transfer Fees - why do we have them and the cost?
  - a. Transfer fees are routine consist of lien information, title information all information necessary for a real estate closing transaction and the standard fee is \$75.00
3. How and when does a foreclosure occur?
  - a. A foreclosure typically can occur after 2 years of non-payment of mortgage payments.

### **I. Adjournment**

The vote from both the proposed By-Law changes and the proposed 2016 Budget reflects that both have passed.

The next regular Board Meeting is scheduled for Tuesday, February 9, 2016 at the Ashley River Fire Department Conference Room at 7:00 pm. Please plan to attend.

A motion was made to adjourn the meeting at 8:45 pm by Paul Amarendran and was 2<sup>nd</sup> by Jeff Morey.

Minutes respectfully submitted by Karen Graham, Secretary on 3/2/16.