

ROHA
River Oaks Homeowners Association
Minutes of 3/9/2015 Meeting

I. Call to order

Jeff Morey (Vice President) called the meeting of the River Oaks Homeowners Association (ROHA) at 7:05 pm on Monday, March 9, 2015 at the Ashley River Fire Department Conference Room.

II. Roll Call

Jeff Morey (VP), Darcia Hicks (Treasurer), Michelle Jackson, Ernie Kornahrens, Cheryl Cannon, Ellen Sapp, Phyllis Lambert, Sean Patrum, Bill Summer, Paul Amarendran, Betsy Mitchum. Also attending was Officer C Miller from the North Charleston Police Department (NCPD) and David Peterson from Halcyon.

Officer Miller from NCPD gave a short report that there were currently no reports of criminal activity in the two North Charleston neighborhoods, and that our area was quiet. He did recommend homeowners to get a security system if possible as this was always the best deterrent. He is not allowed to recommend a brand, but said that a system with motion detectors and cameras was a great one to have.

III. Secretary's Report

Karen Graham had sent out the minutes to the board on 3/5/2015. Sean Patrum made a motion to accept the minutes as written and Phyllis Lambert seconded. The minutes were unanimously accepted as written.

IV. Treasurer's Report

Darcia Hicks had sent out the minutes to the board on 3/6/2015. She mentioned that the corrected 5.00 was from an amount that she saw in the bank account that had not been reported by the management company. Betsy Mitchum made a motion to accept the report as presented and Cheryl Cannon seconded the motion. The treasurer's report was unanimously accepted as presented. The financial audit of the books has been completed.

V. Old Business

- a) Street resurfacing – work continues. (no updates)
- b) Sidewalks – there is a contract bid currently awaiting for work to begin (no updates)
- c) Decorative street signs/posts – Darcia Hicks has asked for a quote from a local company – Sign-A-Rama.
- d) Irrigation – Lawn O'Green has so far been considerably lower than similar companies; it was recommended each company compete for like services and materials for the irrigation system on the islands along Park Forest Parkway (no updates)
- e) Court Cases – court appearance has been moved to March 28th.
- f) Drainage ditches – once the homeowner has granted permission for workers to access his property the drainage ditch cleaning can begin. During the meeting it was proposed that George Bailey be contacted again to follow up on this item.
- g) Activities – Betsy Mitchum provided the attached flyer that she has begun distributing in her neighborhood that talks about the Community Yard sale, the Spring get together and the increase in the annual dues. Michelle Jackson has volunteered to put the information on the Next Door site for the yard sale and the get together. Jeff Morey and Sean Patrum mentioned that they would like to be 'invited' to Next Door and Michelle Jackson mentioned that she would send the invites. The yard sale will be advertised on FaceBook.

VI. New Business

- a) Betsy Mitchum discussed the six Charleston Benches to be placed throughout the community. The Charleston benches can be purchased for \$350.00 each from Charleston Bench Company. Betsy had an individual that stated that he would put together and install the benches for \$500.00 but he was only available this week as he was moving out of town. The board would have to pay for the materials that would be needed, e.g. concrete, anchor bolts, etc. The benches would be placed at the lake at Marsh Hall, 1 on Park Forest Parkway, and 3 along Appian Way. Items discussed included owner's permission to place the benches on Appian Way, would there be lights on the benches, and who would go and get the benches. The board decided to not make a decision at this time and tabled the discussion.
- b) David Peterson from Halcyon reintroduced himself to the board and offered to answer any questions that the board might have. He explained his thoughts for a timeline. The board is required to provide Dorchester Realty with a 30 day notice and David said that during that 30 day window, Halcyon would begin setting everything up including bank account information, putting together the board's list of vendors and any other items that could be done. He requested that although Dorchester Realty would provide a balance due report, Halcyon would like to start with a clean slate as much as possible and to be able to reconcile each account back to a zero balance. Darcia stated that she has been working on this and has most accounts to that point. Darcia brought up that the board was requesting a commitment to the \$20.00 per house for three years vice the two years now in the proposed contract. David stated that he could not commit to \$20.00 but that he would commit not to exceed \$25.00. He mentioned that most management companies receive \$40.00 to \$50.00 per home. When questioned about the timeline for a homeowner to be in compliance, David explained that they will send an introduction letter to ALL homeowners letting homeowners know who they are, what the covenants are and defining the fee structure. Halcyon will work with the board to look at common problems and the fine policy. Once a home has been identified as being not compliant, the first letter will describe what was seen. The second letter will mention the fine and the third letter will assign the fine. The letters will go to the renters and the homeowners if both addresses are in the system. A question was asked about elderly homeowners that cannot afford to fix issues. The board determined that these would be addressed on a case-by-case basis. A board member asked who receives the fines. David assured the board that all fines collected come to the board. When asked about who makes the determination to take the homeowner to court, David explained that Halcyon works with McCabe, Trotter and Beverly who specialize in Community Association law. One of the board members requested that any decision as to whether to choose Halcyon be deferred until the fines were defined. Cheryl Cannon made a motion to hire Halcyon effective May 1 2015. Paul Amarendran seconded the motion and the motion passed unanimously. Darcia mentioned that we are currently on a month-to-month agreement with Dorchester Realty. To give them a 30 day notice, Kevin Bruch or Karen Graham will have to submit a letter by April 1st. David will provide the contract to Kevin in the next few days. David also asked for an email list for the board members and Michelle Jackson said that she would provide that to him.

VII. Adjournment

Paul Amarendran motioned for adjournment and Jeff Morey adjourned the meeting 8:22 pm.

Minutes submitted by: Michelle Jackson 3/13/2015