

River Plantation Board Meeting

Date: May 28, 2008

Attendees:

Neal Hughes
Ben Spotts
Kelley Graham
Becky Bos

1. Kelley kicked off the meeting by requesting assistance from board members or other designated home owners with closing the pool in the evenings. This includes a general straightening up of the pool furniture, lights out and locks set. Kelley will create a schedule from which we can work to designate pool closing responsibilities.
2. Currently we have three different locks for the bathrooms and pool pump room. Ben will remove the bathroom locks and have them rekeyed to the pool pump house key. This will eliminate the need for duplicating and tracking three keys in addition to the different combinations for the other locks at the pool area.
3. We next discussed a home of Lazy River Lane that is been unkempt. Repeated violation notices have been sent to the address with no success. Discussion centered around calling the county health service to check on this address as garbage is thrown in plastic bags in the overgrown back yard. Kelley will pursue course of action on this property.
4. There seems to be a large commercial truck parked in the cul-de-sac on Lazy River Lane. Steve will be requested to check on the vehicle and send a notice of violation of covenants to homeowner. Commercial trucks are not allowed to be parked overnight in our neighborhood.
5. We agreed that our next newsletter will include an article regarding those that have not paid their dues and the impact that it has on our ongoing community maintenance. Also to be included in the article will be the number of liens and judgments currently outstanding. Ben and Kelley will write the draft for this letter then circulate to the full board.
6. Our process of escalation for infractions of the covenants is not defined well. Kelley and Becky agreed to come up with a clearer definition of the escalation process.
7. Due to our neighborhood getting hit by the fringe of a tornado and pummeled with hail we've received several inquiries about replacement shingles and siding.
 - a. Shingle replacement should be the same color as currently installed – black/gray.
 - b. Architectural styles shingles will be an approved upgrade over standard 3 tab shingles
 - c. Siding – Replace with the same siding that we currently have. That is Alco Millcreek. Owner's siding color can be found listed on their electrical panel cover. If a homeowner elects to replace the siding on their entire house they can replace it with any of the color choices for Alco Millcreek.
 - d. Other Vinyl siding choices must be proposed to the architectural committee in accordance with our covenants.
 - e. If a homeowner wishes to replace their siding with Hardy Plank or similar those requests must also be submitted to the architectural committee in accordance with our covenants.

8. Ben will place the basic replacement information regarding shingles and siding on our web site's home page.
9. Pool furniture. We discussed the number of pieces of pool furniture that should be around our pool, an optimum amount, so we could determine how many pieces we needed to procure. This is further obscured by the fact that many of our current lounge chairs have been destroyed by the hail and we are waiting on insurance adjusters. We agreed the optimal number of furniture pieces should be:
 - a. Lounge chairs – 34
 - b. Table – 12
 - c. Umbrellas – 12
 - d. Table chairs – 4 per table for 48

Kelley has provided a source for buying the lounge chairs and will pursue additional sources. We need to determine how many lounge chairs our insurance will cover then proceed from those numbers for buying additional furniture.

10. Our fence along Turner Hill Road has been torn down in a number of places due to the storm. We already had two-three places that were falling down that homeowner's were neglecting. With the additional new damage the board felt that we needed to meet with all the affected homeowner's to discuss a unified course of action. One course of action discussed was to remove the entire fence installed by the county then plant Leland Cypress on hill just past the county right of way. This, of course, would mean that all homeowner's would need to agree to plant or have planted Leland Cypress.

Homeowner's effected appear to be from Wayne Wise's home to Gail Summer's at the top of the hill. Kelley will provide each homeowner a copy of the county letter detailing the home owner's responsibility for fence maintenance.

This meeting of affected homeowner's and the board will be set for Monday evening, June 30th, at 7:30 PM. Kelley will draft the memo to the homeowner's and have Steve (access Mgt) send out the meeting notices.