

**River Plantation
Meeting Minutes of the Homeowner's Association Board**

Date: January 21, 2009

Attendees:

Al Tong, Neal Hughes, Ben Spotts, Kelley Graham, Becky Bos

1. The board discussed the changes to our Turner Hill road frontage. We all agreed that the Leyland Cypress and cutting of the weeds/brush was a major improvement over what was there. Most of the board felt that the Leyland Cypress should continue for the portion in front of the pine trees. Neal stated that he thought that was part of the contract and that he would look into getting this clarified. Kelley stated that whatever transpires with the look at the prior contract for installation we should look into extending the Leyland Cypress across the pine tree area next year.
2. Al Tong began going over the proposed 2009 HOA budget.
 - a. Legal fees – 2008 saw a spike in legal fees as we found it necessary to have liens put on several homes in the neighborhood because of non-payment of HOA dues. Additionally, several homes had judgments brought against them for collection of non-payment of HOA dues. All board members agreed that we need to consider pursuit of legal collections unanimously due to the cost involved in litigation.
 - b. Removing Welcome/ACC committee budget item as well as newsletter budget.
 - c. Remove separate Soccer field maintenance costs as this is already included in Landscaping charges/budget.
 - d. Increase the tennis court budget to \$5k in order to resurface area and replace nets this year. Al Tong will coordinate this project.
3. The pool gate will get a major repair/replacement this year prior to pool opening. The bathroom floors will also get repainted. Kelley Graham will coordinate these efforts.
4. In an effort to reduce our pool phone bill Ben Spotts will check on availability of suspending phone service at the pool over the winter months rather than continue to pay for service not needed.
5. We discussed status of our HOA stolen funds by our previous management company. Kelley Graham has been subpoenaed twice within the past few months but the criminal case has not been put on the court calendar yet. It appears as though the perpetrators do not have the funds to pay retribution but there is a real estate fund that we most likely will be able to recover \$15k of our \$65K in losses.
6. Two (2) positions have to be filled on the board. The positions that are up for reelection are the treasurer's and the at-large positions. AL tong is charge with securing our meeting place and time. With that information we will have our management company send out the board election, HOA meeting and notice that the HOA dues are due April 1st. (No Foolin')
7. Becky brought up questions about several of our home owner's who were on payment plans but have not made all the agreed upon payments. Kelley will contact Steve Collins, of Access Management, to write follow-up letters to these homeowners.
8. During the winter we have placed cables and locks on the pool gates to help keep people from accessing the pool area. We also found that the electronic locks in place will not work if we experience a power hit. This upgrade should make our pool environment safer for everyone.

Ben Spotts will replace the key locks with combination locks very similar or the same as ones already in place on the ranger gate and tennis courts.