

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

**Date: February 24, 2009**

1. Al Tong called the meeting to order at 6:10pm. The meeting is being held at the Hickory Flat Library. Al noted that the sign in count was 15 homeowner's short of a quorum.
2. We began by soliciting ballots for two board vacancies. The ballots were preprinted with three candidate for these positions; Kelley Graham (incumbent), Kenneth Lasini and Marvin Allen. An additional write-in candidate was Tony Corbett. Before the meeting started and during the early part of the meeting Tony campaigned and passed out flyers.  
Steve collected ballots from those present plus had a few others from homeowners that had sent in proxies. Steve will make additional ballots available for us to solicit additional votes from non-attendees in order to obtain a quorum.
3. Maintenance of the tennis courts was brought up next. Al let everyone know that the lock code is \*\*\*\*. He also went over the bid that we had received to repair the cracks and re-glaze (resurface) and repaint the tennis courts. This bid was for approximately \$4500 and was found to be the best bid.
4. Kelley Graham next began to go over our budget items for 2009. First a question was raised regarding the pending lawsuit regarding a previous management association's embezzlement of our funds. Kelley related that the lawsuit was in the process of being scheduled for trial and that she had been deposed twice.  
Kelley then proceeded to go over the proposed 2009 budget line by line. There were no challenges to the proposed budget.
5. One of the HOA members brought up that the pool ladies room lock is key only from the inside and should be a handle to allow anyone inadvertently trapped in the room to get out. Ben Spotts volunteered to take that as an action item.
6. Wayne wise cautioned us that the county would need to be advised that we were maintaining the hillside along our part of Turner Hill so that they would not mistakenly cut down our Leyland Cypress trees. Kelley was volunteered to contact the appropriate county administration that we will maintain the swale are in front of our subdivision.
7. Al related a story about the first car that was towed for parking illegally in the pool parking lot. Even after having the sign posted and after checking with the county sheriff to be sure that the car was not registered to anyone in our neighborhood we found the first car towed belonged to the someone living in our neighborhood with her sister. Al helped the young woman rescue her car.
8. Several homeowners voiced concern and complained about dogs barking in the neighborhood. Al along with other board members told the homeowners that we had not particular covenants regarding dogs barking but that the county did have laws governing disturbance of the peace - particularly dogs barking after evening hours. Homeowners were advised to please call the police or animal control if they could not resolve the problem with their neighbor.
9. A question was brought up regarding who was leasing and if there was any way that the association could control leasing and/or is we would want to. The answer is that leasing is not covered in the covenants.
10. General discussion centered around seeing the tax assessor taking pictures and inspecting homes in the neighborhood. One of the homeowners mentioned an oil stain on the main entrance of River Plantation Drive. Steve will inspect and contact the homeowner to correct the problem if warranted.
11. Meeting adjourned at 8:15 PM.

**RIVER PLANTATION COMMUNITY ASSOCIATION, INC.  
2009 APPROVED BUDGET**

<b>ACCT#</b>	<b>OPERATING EXPENSE</b>	<b>2009 BUDGET</b>
400	COMMON AREA ELECTRICITY	\$ 4,750.00
410	WATER & SEWER	\$ 5,000.00
450	MANAGEMENT FEE	\$ 9,780.00
460	INSURANCE	\$ 4,800.00
470	LEGAL FEES	\$ 2,000.00
529	MISC. ADMINISTRATION	\$ 2,000.00
530	PROPERTY / INCOME TAXES	\$ 200.00
551	WEBSITE	\$ 200.00
590	SOCIAL FUNCTIONS	\$ 500.00
600	LANDSCAPE MAINTENANCE	\$ 12,850.00
630	IRRIGATION REPAIR	\$ 300.00
640	LANDSCAPE ENHANCEMENTS	\$ 2,500.00
650	POOL MAINTENANCE	\$ 6,800.00
660	POOL REPAIRS/PERMIT	\$ 2,000.00
666	POOL PHONE	\$ 650.00
673	TENNIS COURT MAINTENANCE	\$ 5,000.00
789	MISC REPAIRS/SUPPLIES	\$ 3,000.00
800	CAPITAL RESERVE FUND	\$ 9,670.00
	<b>TOTAL OPERATING</b>	<b>\$ 72,000.00</b>
	UNIT FEE PER YEAR	\$ 400.00
	2009 TOTAL INCOME FROM DUES 180 HOMES @ \$ 400.00 ANNUALLY	\$ 72,000.00

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