

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

**Date: June 9, 2009**

**Attendees:**

Al Tong, Neal Hughes, Ben Spotts, Kelley Graham, Tony Cornett

- 1) Al related that the tennis court refurbishment looks good but there are a few minor imperfections that he is addressing with the contractor.
- 2) HOA annual dues was discussed with specifics covering when to send out notices and when and how to assess late fees and interest.

The board agreed that HOA assessments will be mailed out in the future on the first day of business following January 1st. HOA dues for the year will be due by April 1st with the payment being late as of April 2nd. Late payments, including any previously agreed to payment plans whose payments are made after April 1st will be subject to an 18% interest charge.

----- Excerpt from our covenants -----

**Effect of Nonpayment of Assessments: Remedies of the Association.** Any assessments or installments thereof which are not paid when due shall be delinquent. Any assessment or installment thereof delinquent for a period of more than ten (10) days shall incur a late charge in an amount as the Board may from time to time determine. The Association may cause a notice of delinquency to be given to any member who has not paid within ten (10) days following the due date. If the assessment is not paid within thirty (30) days, a lien, as herein provided, shall attach and, in addition, the lien shall include interest, not to exceed the lesser of the maximum rate permitted by law or eighteen percent (18%) per annum, on the principal amount due from the date first due and payable, all late charges, all costs of collection, including, without limitation, reasonable attorney's fees actually incurred, and any other amounts provided or permitted by law. In the event that the assessment remains unpaid after sixty (60) days, the Association may, as the Board shall determine, institute suit to collect such amounts and/or to foreclose its lien. Each Owner, by acceptance of a deed or as a party to any other tyDe of a conveyance, vests in the Association or its agents the right and power to bring all actions against such Owner personally for the collection of such charges as a debt or to foreclose the aforesaid lien in the same manner as other liens for the improvement of real property. The lien provided for in this Article shall be in favor of the Association and shall be for the benefit of all, other Owners. The Association, acting on behalf of the Owners, shall have the power to bid on the Lot at any foreclosure sale or to acquire, hold, lease, mortgage, or convey the same.

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- 3) Kelley updated us on pool gates. We needed to have a locksmith rest the gate codes as we could not locate the instructions. Instructions are now stored on our web site in the board of directors area. Ben agreed to reset the toggle code for the gates.

- 4) Board member duties/functions were decided:

President - Al Tong  
Vice President - Neal Hughes  
Treasurer - Kelley Graham  
Secretary - Ben Spotts  
At-Large - Tony Cornett

- 5) We need to clear up when our Landscaping company is supposed to weed whack the front hill. It is not getting done on the schedule we had expected it to be done. Neal will handle getting this trimming on the same schedule as when our front grass is mowed.
- 6) How to disseminate pool and tennis court codes was discussed? The board decided to pass out the codes as we have, via phone and email and to also place the codes in our homeowner's section of our web site. While this portion of the web site isn't particularly secure the codes don't seem to stay secure as presently passed out.
- 7) The code to the tennis courts was changed this evening due to someone etching the old code into the concrete next to the Gazebo stairs.
- 8) Kelley is going to pursue the minimum requirements (length of time on site, salary, etc.) for hiring an off-duty Cherokee County Sheriff deputy to patrol our neighborhood with the focus being on our pool area after 10 PM until about 1 AM two nights a week. Al stated that two nights a week should be good as long as one of the nights is a Friday or Saturday night. All of the directors thought this effort should be run for a month or so then possibly one evening a week thereafter for the summer. We felt that this would train the young adults that the neighborhood is being patrolled continuously.  
  
Kelley to report back to the board via email with her findings.
- 9) Kelley is going to look into obtaining a wood sign showing hours of operation for the pool. Al will look into obtaining and mounting 'no loitering' signs in the parking lot/tennis courts/pool area.
- 10) Kelley took us through the latest budget. We have more than a few homeowner's with a very small outstanding balance. As these small balances looked as though they would cost us more financially and in aggravation Ben made a motion to remove them from the budget. Neal seconded the motion. All of us agreed. Kelley will have the balances below \$50 removed.
- 11) Neal will check on refurbishing the mulch in the playground area and report to the full board his findings.
- 12) Next meeting will be held next Tuesday, June 16th at 7 Pm at the pavilion to discuss our findings.