

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

Date: August 12, 2009

Attendees:

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

1. Kelley is pursuing a complaint from the first house on left in our subdivision where they claim that the front common area watering is being charged to the homeowner's bill. As this hasn't been the case for 12 years we suspect that the homeowner is experiencing a leak. Kelley will check with Steve and go over our water bills; particularly the ones attributed to our front common area watering the Kelley will follow up with the homeowner.
2. Trash pickup cans have been replaced by Waste Management at the pool area. The previous trash cans (3) disappeared last week.
3. In our last meeting Al had mentioned that the Tennis Court refurbishment looked great but that he was clearing up a few minor problems with the contractor. Everything has been completed according to contract. Al mentioned that 4 squeegees needed to be delivered. Al also asked if the tennis nets could be replaced as they were getting quite worn. He believes that they can be purchased from the tennis match fees. If there is any overage it can be covered by the HOA dues.
4. Tennis court lights still experiencing problems. Al has been working with an electrician to determine the cause. Best solution so far appears that the current breaker is insufficient to carry the load properly. Al is getting an estimate for the cost of replacing the breaker and if anything else needs to be upgraded in conjunction with that upgrade (wire size, etc.).
5. Kelley will obtain the wood sign to display pool hours.
6. Neal will check prices and availability of additional mulch at the playground then report back to the board.
7. The water heater, expansion valve, pressure regulator and valve assembly in the urinal have recently been replaced at the pool at a cost of \$1200.
8. Tony has been charged with exploring options for changing our covenants. One option is whether escrow can be held for the annual HOA dues.
9. We are consistently getting new court dates for the criminal trial of our former management firm for absconding with our HOA savings. This court date seems to slip 4 weeks each time but Al and Kelley feel that the actual court date may be getting near. We are looking forward to being reimbursed for at least some of our HOA money.
10. Ben will 'tighten' loose fence boards on the fence at the pool parking lot.
11. Board discussed HOA delinquencies. This year's delinquencies are at the final stage before our lawyer sends lien notices. We all agreed that 4 months late was more than enough time prior to lien notices being sent and liens being put on the homes. As much as we dislike going to this step we feel that all of the homeowner's need to contribute to keeping the amenities and the common area or our neighborhood looking respectable.
12. Neal will obtain estimates for additional Leyland Cypress along Turner Hill Road. These Leylands would cover the gap that now has only pine trees on the hill. Once the estimate has been obtained the board will determine if the project can be completed this winter.

13. One of our homeowners, Janet Ash, was kind enough to populate our Event calendar with the Cherokee county school calendar. If anyone has dates that are significant to our general homeowner's please feel free to pass them along to one of the board members so they can possibly be included in our neighborhood calendar.