

River Plantation
Annual Meeting Minutes of the Homeowner's Association
Date: March 8, 2010

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 at 30 homeowner's; 12 short of a quorum.
2. Al learned from Steve Collins that no homeowners had submitted their names for board of director consideration. Al requested volunteers from the floor with no one speaking up. he then stated that with no one running against the current board that the current board had volunteered to continue in their positions. Meeting attendees had no objections.
3. Kelley went over the budget, attached.
 - a) We had some higher maintenance expenditures for water heater repair but overall costs were kept down as much as possible.
 - b) HOA dues are being kept the same.
 - c) Litigation is still ongoing regarding our previous maintenance company. We should realize a gain of \$15 thousand once the judgment is finalized.
 - d) Proposed budget for 2010 approved without any changes.
4. Tony Cornett covered quite a number of items regarding pool maintenance and recreational facilities.
 - a) Partial Drainage - Pool was partially drained May 2009 for maintenance, tile repair and to replace drains with safety drains. Increase in water bill during that billing cycle as a result.
 - b) Filtration Sand Change - Filtration Sand is scheduled to be changed this year. This process should occur every 5 years.
 - c) Irrigation System Leakage - The automatic irrigation system had been discovered to be leaking and was turned off. Discussions are underway with the landscaping company to determine if plants that may be installed will require regular irrigation.
 - d) Plumbing issue in the men's restroom - This issue has since been remedied and was a result of defective pressure regulation.
 - e) Utility Room Plumbing Concerns - Pipes have burst during recent freezing weather. This will be repaired prior to pool opening. Issue will be remedied with economical device to produce heat source to prevent freezing during winter months.
 - f) Lifeguard Stand Removal - Recent changes of Cherokee County Policy no longer require us to maintain a lifeguard stand. Removal of Lifeguard stand has been scheduled prior to opening of pool.
 - g) Pool Phone Bill - Analysis of bill for phone at pool revealed an opportunity for slight reduction after removal of Inside Wire Maintenance plan.
 - h) Removal of Grassy Areas inside pool structure near shower and utility room - Discussions are in progress to remove grassy areas to eliminate close proximity of ants and reduce need for weed control. Replacement material have not yet been determined (concrete, other).

Meeting participants, after discussion, prefer concrete to extend the deck area and an increase in the number of tables, umbrellas and chairs in the pool area. Board will take steps to accomplish this.

- i) Playground Mulch - Bids were analyzed and Neal Hughes has arranged for additional layer of playground mulch to be installed this spring. Mulch additions will be ongoing to keep the playground area safe for our children.

Meeting participants discussed the possibility of adding to the playground area a set of swings. The board will begin searching for bids for adding a swing set and placement of same.

- j) Volunteers Needed To Monitor Activities at Pool during Evening Hours - Volunteers Needed to Monitor Activities at Pool during Evening Hours prior and shortly after pool closure each night. Please email Tony Cornett. Arrangements have been made to have presence of Cherokee County Sherriff Deputy if the need arises.
- 3. Neal next related that the Leyland Cypress project has been completed for our neighborhood frontage. Leyland's are guaranteed to be viable. We also have our landscaping company trimming the ground cover (mostly weeds) in front of the tree line in an effort to keep the frontage nice looking. We are also planning to plant seasonal flowers at the front and at the pool this year.
- 4. Al then went over the resurfacing of the tennis courts this past fall. This took care of a number of surface cracks while also putting a new top surface on the courts. The top surface protects the tennis court from weather damage.
- 5. Discussion regarding putting up a street light in the pool/tennis parking lot primarily to decrease loitering.
- 6. Discussion regarding adding surveillance cameras to pool, tennis and parking area to deter vandalism. Cost, ongoing maintenance and privacy concerns from some homeowners stopped this from progressing.
- 7. Lock misappropriated from tennis area. Al replaced. Suggestion to weld/braise lock and chain to fence post so even when the lock is open it will be attached to the fence.
- 8. Several homeowner's suggested that attention be put on the space behind the tennis courts to possibly hide the detention pond and the trees/shrubs that are growing there. The board will look into what can be done reasonably.
- 9. Some homeowner's asked how covenants can be changed. Steve said that 2/3 of the homeowners would need to agree to any changes made to the covenants. All attending felt that as we have somewhat less than 20% of the homeowner's typically attend an annual meeting that a change in the covenants was going to be an insurmountable attempt. The board did let all attending know that suggestion for changes could be sent to Steve or a board member so we could circulate to get comments.

**RIVER PLANTATION COMMUNITY ASSOCIATION, INC.
2010 APPROVED BUDGET**

ACCT#	OPERATING EXPENSE	2010 Budget
400	COMMON AREA ELECTRICITY	\$ 5,500.00
410	WATER & SEWER	\$ 4,000.00
450	MANAGEMENT FEE	\$ 10,080.00
460	INSURANCE	\$ 4,500.00
470	LEGAL FEES	\$ 2,000.00
529	MISC. ADMINISTRATION	\$ 2,000.00
538	PROPERTY / INCOME TAXES	\$ 150.00
535	INCOME TAX PREPARATION	\$ 250.00
551	WEBSITE	\$ 200.00
590	SOCIAL FUNCTIONS	\$ 500.00
600	LANDSCAPE MAINTENANCE	\$ 12,800.00
630	IRRIGATION REPAIR	\$ 300.00
640	LANDSCAPE ENHANCEMENTS	\$ 2,500.00
645	PLAYGROUND MULCH	\$ 1,000.00
650	POOL MAINTENANCE	\$ 6,750.00
660	POOL REPAIRS/PERMIT	\$ 2,000.00
666	POOL PHONE	\$ 400.00
673	TENNIS COURT MAINTENANCE	\$ 500.00
789	MISC REPAIRS/SUPPLIES	\$ 3,000.00
800	CAPITAL RESERVE FUND	\$ 13,570.00
	TOTAL OPERATING	\$ 72,000.00
	UNIT FEE PER YEAR	\$ 400.00
	2010 TOTAL INCOME FROM DUES	
	180 HOMES @ \$ 400.00 ANNUALLY	\$ 72,000.00