

**River Plantation
Homeowner's Annual Meeting Minutes**

Date: April 28, 2011

Although our annual meeting did not gather a quorum of homeowner's the meeting was quite lively and did cover quite a number of topics.

1. Al Tong kicked off the meeting with reminding the audience that as we had no quorum we would have to schedule another meeting or get proxy ballots in from our homeowners to complete voting on replacing two board members.
2. Steve Collins accepted proxy ballots from the attendees but will need to check our covenants to see how to proceed with the vote. He will update the board.
3. Al Tong and Kelley Graham informed the attendees that as of the meeting there were 42 homeowners past due with HOA dues. Discussion ensued regarding questions of how many past due for 2009 or before; what was begin done to collect the past due funds, etc. The board is pursuing collection through a law firm first with liens then with judgments and garnishments.
4. A question was asked about why the reserves. Ben Spotts and Steve Collins stated that the reserves were being held for major repairs then stated the approximate cost for re-plastering the pool is estimated to be \$35 - \$40K. Also covered was that re-plastering the pool was a wear item and that it would have to be done within the next few years much like the tennis courts were resurfaced due to wear and tear. Without the reserves we would be forced into a special assessment.
5. Kelley added mention of other capital improvements that have been made and that are envisioned. We have put a fence up to cover the garbage cans at the pool and are looking into the possibility of a shed behind the Gazebo.
6. Neal Hughes discussed the Turner Hill project and the need to remove pines while they were smaller. Several homeowners added that something would need to be put in their place to prevent erosion. Neal will work with Landmark on suggestions for the areas that need soil erosion protection as well as making improvements to the downhill space.
7. Neal along with Steve Collins mentioned that pressure washing on the front fence and monument is planned.
8. Tony Cornett is pursuing line marking equipment in response to some homeowners. It was asked if the field was going to be maintained and if line marking equipment could be procured. Tony mentioned that the equipment and where to store other equipment led to the shed discussion.
9. Several homeowners mentioned that we seem to have coyotes running in the woods by the creek and what could be done about them. All we could tell them is to call animal control. General consensus is that it is illegal to discharge firearms near housing.
10. That prompted several homeowners to mention what seemed to be shotgun discharges near the creek and woods on Lazy River. Calling the sheriff's office is the proper thing to do if the shotgun discharges sound too close.
11. Several homeowners asked when the pool is opening. Kelley Graham responded that the pool will open as soon as the inspectors have successfully inspected out pool. The opening should be as early as May 14th upon a good inspection.

12. Concrete replacement of the grassy area in within the pool fence was brought up. We covered the troubles that we have had either getting quotes or that quotes we did get were way to high. At least higher than we were willing to spend for the work! One of our homeowner's came up with the idea of killing off the grass and replacing with stepping stones as many have done to build their patios. The board is going to look into who would do this type of work.
13. Kelley Graham will check to be sure Skate Boarding is specifically added to the pool rule prohibitions. The rule has been added to the pool rules on-line. Others asked if smoking within the pool area and glass bottles were prohibited - they are. See pool rules at <http://river-plantation.us/poola.asp>
14. Kelley Graham is going to pursue the purchase of t-shirts for RPHOA Pool Patrol if we get some interest for volunteers. Many felt it would be a nice presence in the pool area. One of our homeowners brought up the possibility of perhaps issuing wrist bands to those who are supposed to use the facilities as a means to identify people. That may be the way to proceed in conjunction with the topic about locks below.
15. Tennis court/pool locks brought up - again. Locks disappear if unattended; doors are propped open. Ben Spotts stated that the reason for a fence and SHUT doors at the pool was to keep toddlers from drowning in the pool then to keep unauthorized out. Doors must be kept shut at all times. Don't any of our homeowners let anyone prop the fence doors open. Definitely not safe!

That said, we have gone through several different schemes to keep the pool area locked and restricted to authorized uses. We have used and issued keys; cards, then keypads. Each has their mostly bad aspect. Steve Collins is requesting bids for a new locking system. We are leaning toward a card system but do keep in mind that it is the most expensive alternative at roughly \$8K That would allow authorized homeowners easier access to the amenities but would not seriously deter unauthorized use. Possibly a working locking scheme along with the suggestion to issue wrist bands? Weigh in by emailing Steve Collins with your suggestions. [Steve Collins](#)







16. Culvert on River Marsh continues to get blocked up with debris. Steve Collins is researching alternatives with the homeowners for assistance.
17. Al Tong brought meeting to a close with the close of question period. Tentative special meeting for completing the vote is sheculed for May 14th at the pool if/when the pool opens. Notices will be sent.
18. It was agreed to include these meeting minutes in the meeting notice begin sent within the next couple of weeks.

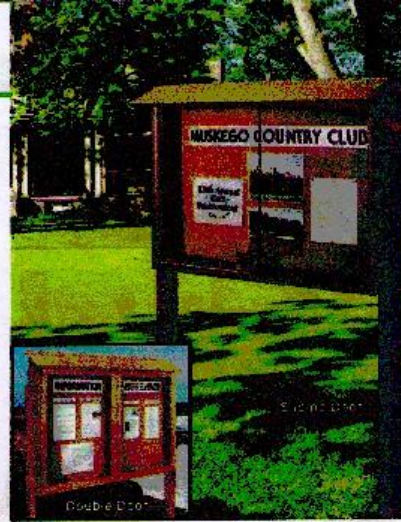
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STYLE	DESCRIPTION	PRICE
MC4530	45"W x 30"H Cork	\$659.00
MC4536	45"W x 36"H Cork	\$835.00
ML4530	45"W x 30"H Letter	\$703.00
ML4536	45"W x 36"H Letter	\$860.00
MC5000	2 Posts & Hardware TWO SLIDING DOORS WITH LOCK.	\$366.00

DOUBLE DOOR

STYLE	DESCRIPTION	PRICE
DD4530	45"W x 30"H Cork	\$659.00
DD4536	45"W x 36"H Cork	\$835.00
DL4530	45"W x 30"H Letter	\$703.00
DL4536	45"W x 36"H Letter	\$860.00
MC5000	2 Posts & Hardware TWO SIDE-OPEN DOORS WITH LOCK.	\$366.00

SINGLE DOOR

STYLE	DESCRIPTION	PRICE
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SD4832	32"W x 48"H Cork	\$689.00
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