

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

Date: March 14, 2013

Board members in attendance were Al Tong, Kelley Graham, Neal Hughes, Tony Cornett and Ben Spotts with Steve Collins of Access Management also in attendance.

The meeting was called to order at approximately 6:25pm with everyone being welcomed to the River Plantation Home Owner's Association (RPHOA) 2013 meeting.

Al Tong introduced himself and other officers and Steve Collins to the attendees.

We went directly into the 2013 budget.

- a) One of our homeowner's asked about the change in line 301, Regular Association Income as it was approximately 5% lower than last year. Steve, along with Kelley explained that it represented what we felt was a more realistic number of what we would collect assuming we had a similar number of unpaid HOA dues as in previous years.
- b) Line 823, Pool Furniture was discussed. The board is planning to replace the pool furniture this year as it is getting rusty and the spring chairs are getting worn. Steve mentioned that it may be cost effective to have the tables/chairs powder coated rather than replaced. We will work with Steve to determine the most cost effective method to pursue.
- c) Ben and Kelley brought up the pool bathroom refurb that is in the planning stages. Lighting needs to be improved. Counters need to be replaced. Possible tiling the walls is being considered. Facilities are 14 years old and definitely showing their age.
- d) Parking lot resurface and repair discussed by Steve. We have one bid that seems reasonable in the methods that will be covered. Awaiting an additional two bids for prices and methods.
- e) Tennis Court dedicated electric service will be installed this year. Over the years we have had many maintenance calls and expenses repairing the original wiring. This new installation should fix that maintenance problem.
- f) Miscellaneous Projects discussed:
 - a. Neal talked about the Christmas decorations out front. Several people thought they were a nice touch for the holidays.
 - b. As mentioned above Steve may have a recoating alternative that we will pursue.
 - c. Mention and address of our website. Also that it was moved and updated this year. Also talked about the homeowner's recommendation for various repairs or services listed on site.
 - d. Neal talked about the playground mulch being redone this year. This is listed on line 645 of the budget.

- e. Neal said that the Leylands that we have been planting along Turner Hill are becoming more established serving their purpose to hide the hillside and fence. Pine straw is scheduled to be installed along Turner Hill.
- f. RPHOA Announcement sign to be placed on the backside of the front flowerbed this year.
- g) A homeowner asked about a pool canopy. Kelley will look into the purchase and installation of a 'sail' type of canopy to provide some much needed shade area at the pool.
- h) Tony brought up architectural control and that a [Property Modification Request Form](#) is on our web site.
- i) Nomination and Election of two directors: Tony Cornett, member at large, and Kelley Graham, Finance and Pool. These two were the only ones that ran so after a brief discussion the vote was to keep the two current directors on the board.
- j) Al Tong and Steve Collins spoke about the neighborhood inspections and the home maintenance that is expected from everyone. Specific discussion regarding mailboxes and lettering that is getting old. Wayne will research agreeable mailboxes then report to the board for final choices. We will post alternative designs and where they can be bought on the website.
- k) Steve capped off that discussion with a suggestion the board provide a letter of maintenance expectations to our homeowner's
- l) Another homeowner asked about the possibility of having lights (windows) in the garage doors instead of solid as they are now. We discussed that some garages currently have a window or a door with glass now but that it would be a nice feature for those who do not have that natural light. End result was that the homeowner was requested to submit an architectural request for the replacement door.
- m) Another homeowner asked about the goal posts at the soccer field. Tony Cornett talked to that. The Soccer field is odd shaped and will not accommodate every official soccer field size. As the goal posts can be moved they can be adjusted as needed by those who make use of the field. We mentioned that the HOA purchased a filed strip machine last year. Tony said that he would put down stripes two-three times this year trying to work around the mowing cycles.
- n) Another homeowner asked about the possibility of adding a walking track (crush and run or equivalent) be added to the soccer field as it is fairly level and should be very good for walking or jogging. That initiative will be taken under consideration and further cost, etc by Tony and Steve.
- o) Speeding throughout the neighborhood was discussed. Responsibility and costs were discussed for speed bumps. Basically the HOA would have to self-maintain all the streets if speed bumps were added by us. At this time Cherokee County has no plans to add speed bumps for us. Suggestions were made to call the police if speeding was observed.
- p) Our meeting was adjourned at 7:25.