

River Plantation Homeowner's Annual Meeting Minutes

Date: March 5, 2014

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 6:15pm with everyone being welcomed to the River Plantation Home Owner's Association (RPHOA) 2014 meeting.

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

We went directly into the 2014 budget.

- a) Kelley went over the 2014 budget and our finances. We appear to be in a good position for operating income and reserves. Two of the large uses for reserves would be reworking the pool and/or the tennis courts.
- b) Ben discussed the need to improve the fencing at our pool. Inspectors want the fencing to be higher at the door and around the gazebo area to further hinder toddlers from scaling. We are in the process of gathering a couple bids and enhanced ideas to accomplish this project.
- c) Neal spoke of the changes on Turner Hill with the Leylands and pine straw and our center island. We are in the process of getting larger letters for the sign to replace or supplement the standard size that came with the board.
- d) Neal talked about the possibility of adding a walking trail to the 'soccer field'. In the meantime for this summer we are having it mowed so that anyone interested can use it for soccer. Al mentioned that there are two soccer goal posts there but that anyone using the field will have to bring their own nets. The HOA does have a striping machine and striping material.
- e) Ben stated that Trash Taxi has agreed to match Cycle Works price of \$45 per quarter. Check your bills to see if you can save some money. The neighborhood would very much like to limit the number of trucks and vendors in our neighborhood. Both of these firms pick up on Tuesdays.
- f) Al discussed tennis courts. They have new electrical wiring for lights which seems to be working well. Al is in negotiation with vendors to remove trees that are beginning to encroach the tennis area.
- g) Al also spoke of the parking lot repair and recoating completed this past fall.
- h) Al went on to discuss we are exploring possibilities of extending the pool house building to include a meeting room and/or a kitchenette.
- i) The bathroom refurb was mentioned by one of the homeowner's and the holes put in the drywall were also mentioned. These will be repaired.
- j) Several homeowners cautioned that they have seen deer and particularly coyotes in our neighborhood. Homeowners need to keep them in mind when it comes to their small pets.
- k) We were supposed to be voting on replacing three board of directors but had no quorum and no other candidates other than incumbents. Vote shelved.
- l) Our meeting was adjourned at 7:25.