

River Plantation Annual HOA Meeting Minutes 2/23/19

The meeting was held at Harvest Church on the corner of Turner Hill and North Arnold Mill Rd.

Meeting was called to order at 9:30 AM by Becky Bos, President.

There were 23 homeowners represented, 4 by proxy and 19 in attendance. As it required 43 to form a quorum no vote was held.

Kelley Graham gave the treasurers report, and discussed the raise in annual HOA fees from \$400 to \$425 this year and then to \$450 next year. This increase is due to increased costs over the years and the need to replaster the pool and make other updates for the pool in 2018 totaling \$25,148.00

We also redid the Tennis Courts, added Pickle Ball Lines and new wind nets totaling \$10,054.00

A question was raised about items over \$500.00. We reviewed the above and the large ticket items of:

Management fees budgets at \$11,460. For 2019 a 3% increase

Landscape and related maintenance at \$20,570

Pool Maintenance of \$9200

There was a question about the landscaping being high. We advised that we had rebid the Landscaping 2 year ago and that Miller was still lower and they do a lot of different things for us, like moving the sign out front and repairing the lights in the front island. They also do the sprinkler maintenance.

There were no further questions about the budget.

Wayne Wise reported on New lighting in the pool parking lot area. Cherokee County Water will not add additional lights they only do what was submitted in a plan by the builder of the community. He will contact Cob EMC about adding some additional lighting to the poles that are around the Tennis court. The new lights will be pointed to the parking lot and will be on dusk to dawn.

Janet Ash reported that the light in the play area is not working consistently, appears to need a new bulb. Becky will contact Cobb EMC to replace the bulb.

Wayne also reported that he is meeting with the Road repair supervisor in the next couples of weeks to drive the streets and identify all pot holes and roads that need to be fixed for one reason or another.

Wayne also contacted a different group at Cherokee County to have the white lines painted in the street where there are stop signs.

He will also work with them to get newly painted stop signs in the subdivision.

A question was asked about getting a Light at the corner of Turner Hill and North Arnold Mill, it is very dark here and you cannot see the road to turn. Wayne will bring this up with Cherokee County Water as well.

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Ben Barber discussed the possibility of putting a Basketball Goal in the back of the pool parking lot. He advised the Goal would be about \$500 and it would cost another \$500 to secure it on a pole. This request was made by a homeowner in Ben's cul-de-sac.

Joel Addison requested this not be done due to:

Large amount of noise from the basketball and from kids yelling as they play. Joel also feels this would bring in more people from outside the subdivision which is not desirable.

Another member also brought up the concern about liability of both the kids getting hurt and cars being damaged by the ball.

There was a general consensus among the group present that this would not be a good idea for the community.

Ben Spots advised people of the web site and encouraged them to sign up to receive information from the Board. Web site URL <https://river-plantation.us>

On the site are:

Calendar of activities

Pool and Tennis court Rules

Modification Requests for changes to a home

Recommended vendors for different item

Becky Bos Welcomed new home owners, we had one couple new to the community.

We discussed the pool parking lot and the towing notice.

It was brought up that there is a Motor home there currently and that vehicle was pre-approved to park there while in town visiting family.

There was a discussion about street parking – Ben advised that as the roads belong to Cherokee County we cannot fine people for parking there. If the road is blocked a call to Cherokee County Sheriff would be appropriate. Becky will contact Steve at access Management to find out their input.

Homeowners were advised to look at their house for needing to be pressure washed. If this is not done in early April Steve will be sending letters. Also be sure you lawn care is up to date with killing of weeds etc.

There was also a discussion about putting up a sign on both sides of the Pool Gazebo and parking lot areas for no trespassing and the relevant code. Wayne will have these signs completed.

All changes to the look of your house need to be approved by the board. Change Request form on Web site.

Pool will open May 18 and Close September 30, we need volunteers to open and close

Kelley, Ben Spotts, and Wayne all elected to stay on the board for another term. There were no attendees interested in the position.

Casey Barber advised that the social committee would be organizing an Easter Egg Hunt for April 20th in the AM Look for notices. See our face book page [River Plantation Community](#). Email address at RiverplantationGA@gmail.com

Meeting was adjourned at 10:45AM