

## River Plantation HOA Director Meeting Minutes 1/30/2020

- 1 Set annual meeting dates – verify with Church
  - a. Annual meeting date set for either 2/29 or 3/7 –
  - b. Becky will verify the exact date with the Church.
  - c. Once verified contact Steve and directors
- 2 Board recommendations for additional board member, social director and possible additional committee member - none provided
- 3 Budget discussions – Overall budget as provided by Steve was approved with discussions regarding some line items
  - a. Costs for general maintenance were discussed with the general consensus that they were too high.
    - i. Agreed costs were too high and that some bids should take place to determine if we can locate someone other than our current maintenance could be used
    - ii. Kelley will provide at least one counter maintenance contact to Becky for follow up
  - b. Trash removal from garbage receptacles to dumpsters each evening by volunteers.
    - i. Discussion centered on whether we could have our cleaning crew remove the garbage. Becky stated that they do on the days that they are there but in general the garbage needs to be removed daily, particularly on the weekend nights.
    - ii. Kelley stated that she thought the cleaning costs were excessive and that the pool company used to do the bathroom and general pool area cleaning as the serviced the pool at a much lower cost
    - iii. After a lot of discussion the consensus was that we would leave the cleaning as is unless or until a lower expense alternative could be found that would provide the same level of cleaning as provided now.
- 4 Lights at pool –with added lights from county requirements
  - a. Wayne and Becky will walk the pool area in attempt to determine best location/source for lighting. Discussion focused on whether we can add appropriate lighting to the current Cobb EMC parking lot poles or if it would be better to add lighting, if necessary, to the tennis court lighting system.
  - b. If parking lot poles then they would be managed by Cobb EMC.
  - c. If added to the tennis court then system thought best to add circuits
  - d. Wayne and Becky to determine whether current tennis court lighting is LED and if not what the costs of converting to LED would be.
- 5 Write ups for various responsibilities
  - a. Treasurer – from Kelley Graham – to be provided
  - b. Web site info – Ben Spotts and furnished an outline but is requested to expand
    - i. Ben will also provide current access points and passwords to Wayne Wise so he can store them in his safe for possible future reference.
  - c. Landscape – Kelley Graham to provide write-up.
    - i. Landscape – It was recommended that someone from the board walk the property with the landscape company either monthly or quarterly it insure to insure full coverage for weed control etc.
  - d. County Contacts – Wayne Wise has furnished the county contacts for road signs, road painting and street repair
  - e. Pool – Write up complete
  - f. Tennis courts write up complete
  - g. Write up will be added to the password protect area of our web site for HOA reference.

- 6 Recommendation to meet with Steve quarterly
  - a. Discussion of whether this should be quarterly or semi-annual. The general consensus is that we will plan a quarterly conference call. Topics to be discussed ranged as-
    - i. Status of delinquents – a bit more detail for each delinquent so the board can consider further actions.
    - ii. A listing of letters to our owners and topics and possible resolutions of each
    - iii. Self help status and ongoing process
    - iv. Becky agreed to contact Steve to learn if the 10 day notification could include the statement that self help will be provided if remedy was not completed within the ten day (or stated) period.
- 7 Pool open and close dates for 2020 need to be determined.
  - a. Discussion and checking of calendars and past practices were discussed
    - i. Open date will be scheduled for 5/15 if possible
    - ii. Close date will be scheduled for 9/13 if possible
- 8 Attached below is a “Welcome Letter” that board members can provide to new homeowners. If any member has a new homeowner (or renter) in their area please take the opportunity to meet them and provide the document.

# Welcome to River Plantation

Please sign up on the web site as soon as possible there is a lot of good information there for you:

<http://river-plantation.us>

We send periodic emails to all homeowners with community news.



*River Plantation  
Home Owner's Association  
Cherokee County, Georgia*

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Home News Regulations Money Savers Resources

## Welcome to River Plantation Home Owner's Association

River Plantation neighborhood is located in the southern area of Cherokee county west of the town of Woodstock, Georgia. Our neighborhood consists of 182 homes situated on quarter to third acre lots. Our Home Owner's Association amenities include a large pool, a well-lit tennis court and a children's playground area.

For the Home Modification form, A copy of the Covenants, or other related information see the Regulations tab on the website.

There is also information about signing up for access to the Tennis/Pickle ball courts and reserving court time. The courts have just been renovated with Pickle Ball Lines added on one court. New wind screens have been put up as well.

The pool is typically open each year from May 18 – September 18 (dates can vary)

We have a management company that oversees our HOA dues collections, bill payment, and covenant compliance. They also tour the neighborhood monthly and notify homeowners of any issues identified. (Homes needing pressure washing, weed control, lawn maintenance, home repairs, etc.)

HOA dues are \$450 per year and are due to Access Management March 1 each year. The dues have just increased for the first time in over 10 years.

Steve Collins, CMCA, AMS, PCAM  
Senior Development Manager  
**Access Management Group**  
1100 Northmeadow Pkwy., Suite 114  
Roswell, GA 30076  
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**Current Board of Directors:**

Becky Bos 404-272-2819 [BeckyJBos@gmail.com](mailto:BeckyJBos@gmail.com)

Ben Spotts

Kelley Graham

Wayne Wise

We have **Annual HOA meetings in March or April**; watch the notice board at the front entrance for the exact dates. We also send a blast email with the meeting information.

Homeowners can contact the board using the following email address:

[riverplantationga@gmail.com](mailto:riverplantationga@gmail.com)

If you would like to reserve the gazebo for a party use the email address above to contact us. You can also go to the website and select calendar to see if the dates you need have already been assigned.

We encourage you to sign up on our web site for information and to receive blast emails of information for homeowners.

<http://river-plantation.us/startnew.asp>

***We also have a Facebook page please join the group.***

**River Plantation Community**

**Welcome to the neighborhood we hope to see you soon!**