

Minutes
River Pines Plantation POA Meeting
Tuesday, September 26, 2023
6:30 pm
Home of Charlie and Rhonda Gibson

The meeting was called to order at 6:30 pm.

The following people were present: Missy Dailey, President; Jennifer Batson, Secretary; Brenda Drushel, Treasurer; Charlie Gibson, Member at Large; Keith Samrow, member at large; Jeff Nastasi, member at large.

I. Old Business

A. August Minutes were approved by everyone.

B. Demand Letter Response – There has been no response from the demand letter in regard to the generator refund. Charlie will reach out to the generator contractor. We did verify a text message from him stating he would refund our money.

C. Selling of the Water/Sewer System – We have received a purchase agreement from Magnolia Water Utility Company. Jeff verified that our rates can be changed, but we would be coming in on the highest tier therefore rates would be more stable. A discussion was held about the rates at River Pines. Missy stated that in the 90's River Pines was granted approval to raise rates if needed.

We also need to complete the sustainability report to the health department by January 31, 2024. We will have to include a financial report. This has been a requirement since 4/20/17. We need to re-evaluate our water fees to make sure we can maintain the expenses we are incurring at this time. Charlie and Keith will be working on items that need to be in compliance with the State. We will submit total usage for each owner to obtain extra points for our grade. WTSO should be able to help us with this.

Brenda put numbers together and worked with Charlie to determine how much we are losing on the water side of HOA fees. We will continue to incur extra costs due to the condition of the equipment. The cost should include capital improvement costs and replacement in kind of the system. We discussed the cost of the new system verses the replacement cost along with the liability of continuing to maintain the system ourselves. It is the board's opinion to sell the water system. We will complete a comparison based on 12 residents' billings, break them down, add the proposed increase to cover WTSO estimated annual costs for 1-2 years verses selling the system.

We will need a community vote to move forward with the sale. If this is approved, we will forward the purchase agreement to our attorney. Voting on the sale of the water system will be mailed to all owners. It will take 51% in favor of selling of the total ballots received to proceed. This will be discussed at the General Meeting on October 28th. Two weeks before we mail ballots out, we will have another meeting to answer any questions. If necessary, we will go door to door, use social media and have two mail outs to ensure all owners are aware of the vote and have to opportunity to cast their ballot.

Jeff asked Barbara Goodson to look into a low interest rate loan in case the sale falls through. Jeff will follow up on this. So far, the idea of getting a grant is not working out for us.

D. Change in Management Company – The board sent a letter to Community Management to terminate our contract effective December 1st. We will sign a new contract with Magnolia Management to begin on December 1st. Magnolia Management will reach out to all owners with instructions on how to pay your dues/fees.

E. Fabrication of New Tank by Blum – They are starting to receive components for fabrication of the tank. It should be another 6 – 7 weeks to complete. Hoping it will be before Thanksgiving. Once completed

there are things we will need to purchase for the installation. WTSO will handle this for us. We will have to hire a contractor to pull the old tank out and put the new tank in. We will begin looking for someone to do this work. We need to be ready to go once the tank is complete.

F. Suggestions for Restriction Changes - We will be voting on the most violated restriction:
Storing Motorhomes, 5th Wheels, RVs, Campers, and the like on your property exposed.

This will be discussed at the general meeting and ballots for voting will be mailed to owner's homes. Because this will be an amendment to the restrictions, we will have to have 51% of the owners vote to amend the restrictions.

II. New Business

A. Insurance – We need to compile a list of assets. Some items mentioned were the sign, boat launch, Tennis Courts and fence. What will our coverage be?

General Meeting October 28th, 10:30 at the Tennis Courts – It will be moved to the Batsons in case of rain.

Reminder - Anyone can address the board. If you'd like to attend a meeting, call a board member to be added to the agenda.

B. Violations – Community Management had not done their drive through at the time of this meeting. Therefore, we had no violations to vote on.

C. Financials - Accounts Payable – Community Management -

We have \$8,843 in the bank at this time, and we have \$13,677 in bills to be paid. Residents are unable to log into the system to pay their dues/fees. We have 6 owners who are past due because of this situation. Brenda has hand delivered payments to Community Management. Some payments were made and returned.

We discussed full-time renters who are not able to get information from Community Management because they are not the owner of the property. We will discuss a way for renters to receive email blasts and other news information with Magnolia Management.

Community Management has not properly paid WTSO. Payments were made without applying them to specific invoices. Hopefully this will be over us soon.

G. Bank Balance – We would like to wait until we are set up with Magnolia Management before transferring money from the money market.

Jeff suggested eliminating internet service to the cameras to save money since we have not had success using them. This will have to go to a neighborhood vote. We do not currently have a contract with Spectrum. We can stop at any time. We have 3 sets of cameras. We pay \$299/month. It was discussed cancelling 2 cameras and only keeping the one at Dendinger Mill Road to capture cars coming in and leaving the subdivision.

Jeff also mentioned having a discussion with Magnolia Management to number our files on the residential portal to be more clear for everyone than they were when Community Management had them.

The meeting adjourned at 9:05 pm.