

Minutes
River Pines Plantation POA General Meeting
Saturday, October 28, 2023
10:30 pm
Tennis Courts

The meeting was called to order at 10:39 am

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

Other property owners present: Majorie Adams, Jim Batson, Matt Dailey, Fred & Susan Davis, Ron Drushel, Crystal & Johnny Efferson, Darlene Gammill, Rhonda Gibson, Barbara Goodson, Ben & DeAun Jude, Ross & Loretta Marchiafava, Kelly Pohl & Russell Bland, Samuel Roe, Thomas & Danie Schwab, Baron Spring & Krislyn Kerr, Jonathon Tuminski, Bryan & Jennifer Viator, Al & Kathy Vinet, Cindy Weber,

1. **Welcome** - Missy welcomed everyone and thanked everyone for being there. All members introduced themselves by telling everyone where they live and how long they've been in the subdivision.
2. **Introductions** - Missy introduced the board members and explained their responsibilities. The board meets once a month. We are responsible for upholding the Articles of Incorporation, the Bylaws, the Restrictions, and finances. We are a business.
3. **September Minutes** – These have been approved and sent to Community Management for posting on the portal. They are also in the drop box by the entrance sign and have been emailed to those who have given Jennifer their email address.
4. **Thank yous** – The following people were thanked:

Barbara Goodson for helping us with potential grants and loans for the water system.
Jeff Nastasi for research and handling of the potential sale of the water system.
Keith Samrow and Charlie Gibson for maintaining the water system.
A special thank you to Charlie for his repair job to the water tank in an emergency situation. Charlie delayed his vacation to make sure we were all taken care of as soon as possible.
Jennifer Batson for taking the minutes and getting them out to everyone.
Brenda Drushel for taking care of all of our finances.
5. **Elections** - There are three board members whose terms are ending in December, Lisa Broyles, Brenda Drushel and Jeff Nastasi. They were thanked for their service to our community.

The candidates seeking board election introduced themselves. They were Brenda Drushel, Lionel Mathies, Jeff Nastasi, Baron Spring and Bryan Viator. Ballots were mailed in or brought to the meeting in person and counted after the end of the general meeting.

POA Updates:

We are a Restricted Community - There were signs installed throughout the subdivision indicating that we are a Restricted Community with an active Property Owner's Association. When someone buys a home in the subdivision, it is the responsibility of their real estate agent and their title company to inform them they are buying in a community with dues and restrictions.

New Maintenance Grounds Contract - We recently had a change with the Grounds Maintenance company. We are now with Brewer Lawn Care. This contract is less than the previous contract.

New Property Management Company - We are in the process of changing Management Companies. We have terminated our contract with Community Management. We bought out of their contract. Their contract stated in order to terminate, we had to pay 25% of the remaining amount due. The contract didn't expire until July 1, 2025. We offered to buy out of the contract for ½ of the 25%. This came out to a little over \$3,000. The new company, Magnolia Management's rates are \$500 a month less than Community Management. All owners will be receiving a letter from Magnolia Management with information on how to make payments for dues and water. We will have one manager with Magnolia, Sarah Cramer. She will be our contact person. Magnolia Management is a local company. We believe this will be better than our previous management company. Our contract with them is annually. We will have the option of ending it after one year at no cost to us if they do not work out.

The change in these two contracts is saving us approximately \$10,000/year.

Violation Process - Missy explained that we cannot disclose the names of residents that receive violations. Letters have not gone out in over two months because of issues with Community Management. Existing fines were continued if we knew the violation had not been resolved. Our process is to send a notice of violation (first month) followed by a fine for violations for three months and then forward to our attorney for advice. We have learned that we can place a personal lien on a violator after 3 notices.

A resident asked why we don't turn off the water of members who are in violation. Our Attorney has advised that we only turn off the water to customers who are delinquent on water bills. Another question asked was why we don't follow the process. Missy explained the cost of attorney fees and a logical balance of pursuing a lawsuit. We hope to have more accurate and consistent documentation with Magnolia Management that will help the board enforce the restrictions and pursue legal action when needed.

The ACC (Architectural Control Committee) – This committee oversees upholding the restrictions. These members are Danie Schwab and Ron Drushel. Charlie Gibson resigned from this position. Mike Matte had offered in the past to be a part of this committee if needed. He is now the third volunteer for the ACC.

Variants granted by the ACC - A question was raised over numerous variants being granted by the ACC. The Board explained that only one variant has been given by the current board. The property owner lives on a sloped lot. They requested part of their fence be 8' instead of the required 6'. The purpose of the extra 2' was to give them complete privacy and to avoid bringing in dirt and possibly causing more flooding in the subdivision.

Changes in Restriction 6.27 – We have had issues with this restriction for the past few years. We will be putting the issue of amending this restriction to vote. In order to change this restriction, 51% of the

property owners will need to agree on one of three options. If we do not receive a 51% response from the property owners in favor of any one of the options, the restriction will not be amended.

The three options are:

1. Motorhomes, RV's, Travel Trailers, Cargo Trailers, and the like may be stored on the residential property provided they are fully enclosed on all sides so that it is not visible from the road, canal, or neighboring property. Structure must match the home, be located behind the front foundation of the home and must be approved by the ACC. None may be stored on vacant lots.
2. Motorhomes, RV's, Travel Trailers, Cargo Trailers, and the like may be stored on the residential property provided they are located behind the front foundation of the home, and at minimum behind a privacy fence so to not be fully visible from the road. Fencing must be approved by the ACC. None may be stored on vacant lots.
3. Motorhomes, RV's, Travel Trailers, Cargo Trailers and the like may be stored within the confines of the driveway without restriction on screening or enclosure.

The third option was added at the meeting, requested by a property owner.

Survey - Missy explained that Community Management conducted a survey at our request to all property owners to determine if a vote and amendment to the Restrictions was necessary in regard to Campers, Motorhomes, etc. It was apparent and verified through the efforts of Community Management and our attorney that the results were falsified by property owners. Therefore, the survey was dismissed.

Water System - Missy explained that we all own the water system. This topic dominates our monthly meetings. Our current water expenses are liability insurance, WTSO invoices for maintaining our water system, chemicals, maintenance repairs, and upkeep of the system. These costs are rising significantly. The water system was built in the 1970's. We are experiencing water line breaks and equipment failures. We have explored replacing the current system. The cost is estimated to range anywhere from \$200,000 to \$300,000.

We have taken money from our Money Market account to replace our main tank. We will have assessments to replace these funds. We hope to have the new tank installed in late November. Until then we will continue to ask all owners to conserve water. Please do not use water excessively. We do not have a backup tank at this time.

We then discussed researching how to sell our water system to a water company. Jeff has done an excellent job getting information from Central States Water. They operate under the name of Magnolia Water. They are a large company in several states. If they purchase our water/sewer system, we will no longer have liability insurance and WTSO bills. This company has committed to arriving within 40 minutes for all emergency calls. We do not have a definite rate from them but are told it typically stays the same for one to two years and is regulated by the state. We have received a contract with them to continue to do due diligence on the purchase of our water and sewer system. Information on this water company was passed out to everyone present and mailed to all property owners. A ballot to vote on the sale of the water company will be going out soon.

The question was raised on how they respond to potential disasters. Jeff will check on this. Jeff explained that there are 3 tiers of customers. Their parent company is in Missouri. They are currently in

12 states. They will be proactive with our water. Right now, we are reactive with our water. In order to raise our rates, they would have to go through the public service commission. They will be able to disburse their cost of getting our system updated throughout their entire company. This will take up to if not longer than one year. If they commit to us, they will go to the state. It will take 3 – 9 months for the state to approve the sale.

The cost of water in our subdivision is going up either way. The board is raising the rates January 1st. Brenda has received the meter readings. She will work on the amount of our water bills. We will have an increase in water fees, and we will have a water assessment. The assessment will be used to pay back the amount we have taken from the money market account for the new tank. Brenda will work with Magnolia Management to let them know the new costs for the increase in water fees and the assessment.

Financial Status update – Brenda gave an update. Everyone had a copy of our budget sheet. The dues are holding their own. The water/sewer revenue for this year was \$68,000 to date. Our water/sewer expenses were \$120,000. We are looking at an additional \$50/month for each owner. \$25 will be for an increase in water fees and \$25 will be for an assessment. The assessment will last 24 months or until the water company is sold (if voted on to proceed).

Charlie thanked everyone for conserving water usage while we're waiting on the new tank. The cost to remove the old tank is \$15,000. Charlie asked for volunteers in order to save this expense. Once the old tank is removed and the new tank is completed, WTSO will install the new tank.

The ballots were counted by: Missy Dailey, Susan Davis, DeAun Jude, and Cindy Weber. Brenda Drushel, Lionel Mathies, and Jeff Nastasi were elected to the board for the 2024-2025 term. Forty-two ballots were turned in.

Meeting was adjourned.