

Minutes
River Pines Plantation POA Meeting
Wednesday, November 29, 2023
6:30 pm
Home of Jennifer and Jim Batson

The meeting was called to order at 6:31 pm.

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

I. Old Business

A. October Minutes were approved.

B. Voting of Officers – The positions for 2024 Board Members are: President - Charlie Gibson; Vice-President – Jeff Nastasi; Treasurer – Brenda Drushel; Secretary – Jennifer Batson; Missy Dailey, Keith Samrow and Lionel Mathies, Members at Large.

C. Water Company – The water company is waiting on us to give them permission to proceed with doing their due diligence on our water system. We will let them know when the votes are in if they can proceed. The question was raised about their Emergency Preparedness. Jeff will have this discussion with them. Jeff knows they have stored surplus equipment for emergencies.

D. Progress on New Tank – Hopefully the new tank will be ready by December 8th. The final payment will be due when the tank is complete. Missy and Charlie will have paperwork finalized at the bank for their new positions. Charlie will be authorized to sign off on payments as well as Brenda. Missy will be removed. Brenda will be able to make a withdrawal from the Money Market account to pay the balance for the tank. WTSO will be lined up to install the tank.

E. Vote on Selling – At the time of this meeting, we had 37 ballots turned in. We are working on receiving a large turnout for this vote. Jeff and Brenda will go over the ballots received and let Board members know who we have not heard from so we can contact them to request their ballots.

F. Lift station - The pump at the lift station that was recently replaced is not pumping. The motors are running properly. Charlie had WTSO come out. They worked on it for 3 hours and are ordering parts to be replaced.

There is a leak by the tennis courts that will be repaired when the tank is installed. Once the tank is installed, we will have a water boil advisory. Thank you to everyone who has been working to keep our system running!

G. Update on Magnolia Management – Sara Cramer is our contact person with Magnolia Management. She will be sending letters to everyone to let us know the new procedures for paying our bills, what their services are and how to communicate with her if necessary.

H. Insurance – Missy met with the insurance company to ensure we were on the same page with our policy.

I. Vote for possible amendment to restrictions for storing motor homes and the like – The board decided to postpone this until after the first of the year. We would like to secure the water system before we move forward with a second vote.

II. New Business

A. Spring Meeting – The Spring Meeting will be held at the Tennis Courts on **Saturday, April 20th at 10:30 am**. Our general monthly meetings will be held on the 4th Tuesday of every month unless there are conflicts and need

to be changed. The meeting will remain closed, but as always, any Property Owner can attend by calling a board member ahead of time and asking to be placed on the agenda.

B. Financials – Brenda went over the water bills. We are currently collecting \$11,089 monthly for water and \$5,617 for dues. We send out 107 bills/month. We do not double fees/dues for owners with multiple lots. The new assessment for vacant lots is \$15/month making the total fee \$40/month. The increase for homeowners is \$25 in fees and a \$25 assessment. **This assessment is temporary.** The assessments will end after two years or at the time of the sell of the water company if it is sold.

We currently owe \$12,000 to WTSO and \$6,000 for repairs by the condos. Community Management was not paying our bills. The total cost of the new tank is \$44,000. This does not include the installation. Our balance in the bank is \$5,000. We will have to make a withdrawal from the Money Market to cover our expenses. The assessment will be used to replenish this account for the possibility of having to replace the water system if the buyout does not happen.

Charlie is looking into completing a questionnaire from the state for possible loans for rural systems. This would be a backup plan if the votes do not pass or the water company does not make us an offer.

No late fees will be charged until we have settled everything with Magnolia Management.

Community Management has turned everything over to Magnolia Management.

C. Delinquent Accounts – We have 2 delinquent accounts. We will continue to pursue these accounts for payment.

The question was asked if dues and fees can be paid in advance with Magnolia. Yes, they can.

D. Private Property at Boat Launch – The owner of the property at the boat launch reached out to Missy about us purchasing the property for future potential upgrades to the landing. This will be tabled at this time. We will revisit once the water situation is settled.

The meeting adjourned at 7:40 pm.

Next meeting is scheduled for Tuesday, December 19, 2023, at 6:30 pm at the home of Charlie and Rhonda Gibson.