

**Minutes**  
**River Pines Plantation POA Meeting**  
**Tuesday, December 19, 2023**  
**6:30 pm**  
**Home of Charlie and Rhonda Gibson**

The meeting was called to order at 6:29 pm.

The following people were present: Charlie Gibson, President; Jeff Nastasi, Vice-President; Jennifer Batson, Secretary; Brenda Drushel, Treasurer; Keith Samrow, Lionel Mathies and Missy Dailey (via telephone), Members at Large.

**I. Old Business**

A. **November Minutes** were approved.

B. **Water Company** – Jeff Nastasi updated the water situation. Samples will be taken to the State for approval. Once approved, WTSO will put everything back and we will be set. Hopefully this will happen by the end of the week. They were unable to repair the leak. It will be done as soon as possible.

**New Management Company** – Brenda emailed the new dues/fees rates to Magnolia Management. The accounts receivable were not updated yet. Charlie will call Sarah for updates. Brenda stated we have \$45,000 in invoices to be paid. WTSO along with other vendors need to be paid asap. Brenda reached out to DEMCO, Spectrum and LA1 to inform them of our management change and payment will be made soon. Brenda and Charlie will code invoices to be paid. They will then forward invoices to Sarah with Magnolia Management. We will collect approximately \$10,000 this month in fees/dues.

C. **Votes for selling the water system** – 74 YES votes were turned in. 72% of the community voted. 29 ballots were not returned. Jeff has composed a letter to all residents with the results and it will be mailed soon.

D. **Architectural Control Committee** – An owner inquired about installing gutters on their home. We do not need to approve gutters. Brenda did inform Mike Matte and Danie Schwab, ACC Board.

Lionel Mathies will be overseeing the ACC. He will send all inquires to Mike and Danie and he will provide us with a summary of the ACC activity.

E. **Money Market** – We are making a very small amount of interest. \$50,000 was transferred to the checking account. The balance is around \$98,000. We discussed moving this money to a Savings Account to gain 4%. Charlie is working on this. The Board will vote on this next month.

F. **Ballots for Trailers, etc.** – There are three options on the ballot for trailers, RVs, Motor homes, etc. 1 – They must remain completely enclosed, not visible. 2 – They may be kept behind the front slab of the home and behind a 6-foot fence. 3 – They may be kept on the driveway at the owner's home, exposed. It will take 51% of the community to vote on one of the three options in order to amend the restriction. If we do not achieve a 51% vote on any one of the options, the restriction will remain the same. We are hoping to obtain 51% on anyone of the options to finally put this issue to rest. We would like to see the same turn out in the number of votes as the sell of the water system, if not more! These ballots will be mailed out at the end of January.

G. **Future meetings** – We are hoping to have shorter meetings. Meetings mostly consist of the water system. This situation should be getting better.

Charlie has been approached by a few owners to have open meetings. The Board will discuss this and the possibility of having an open meeting quarterly. If we do this, we will follow Robert's Rules of Order. Visiting members will need to call ahead to put items on the agenda.

- H. **Charlie thanked Missy for her time serving as President.** We are fortunate to have her for another year on the board.
- I. Charlie will contact Magnolia Management with website and addresses for payments.
- J. Jeff discussed updates with Central Water. Their lawyer will look at the verbiage with their rights to the land. Once we receive their finalized contract, we will send to our attorney. We're hoping this is settled before having to spend more money on repairs.
- K. A resident who not longer lives in the subdivision had paid fees/dues in advance. We will have this money refunded to him.
- L. Brenda said booklets for owners who requested for fees/dues payments are on the way.
- M. Charlie and Missy will update their positions on the Board with the Secretary of State along with the new officers.
- N. We will follow up with Magnolia Management about completing the annual taxes.
- O. Keith and Charlie visited WTSO to meet with the State Department of Health. We are trying to bring our water grade up. WTSO helped out with completing the forms. The financial part still needs to be completed. This is worth 20 points. WTSO is completing a water manual which will also increase our grade by 5 points. This should benefit the sale of the water.
- P. **Lift Station follow up** – It is currently operating ok on one pump. The water was only high for one day. Pumps and parts have been ordered to rebuild both.
- Q. **Update on Magnolia Management** – Sarah Cramer is our contact person. She will be sending information out for paying dues and fees.
- R. **Insurance** – Missy confirmed all insurance coverage is in place.

## II. **New Business**

**Spring Meeting** – The Spring Meeting will be held at the Tennis Courts on **Saturday, April 20<sup>th</sup> at 10:30 am.** Our monthly general meetings will be held on the 4<sup>th</sup> Tuesday of every month unless there are conflicts with board members and need to be changed. For now, meetings remain closed. As always, any Property Owner can attend by calling a board member ahead of time and ask to be placed on the agenda.

We are holding off on property inspections until January. We need to meet with Magnolia Management first.

The meeting was adjourned at 7:40 pm.

The next meeting is scheduled for Tuesday, January 23<sup>rd</sup> at 6:30 pm at the home of Jennifer and Jim Batson.