

**Minutes**  
**River Pines Plantation Homeowner's Association**  
**March 7, 2023**  
**6:30 pm**  
**Home of Matt and Missy Daily**

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

All Board Members were present: Missy Daily, President; Lisa Boyles, Vice-President; Jennifer Batson, Secretary; Brenda Drushel, Treasurer; Charlie Gibson, ACC, and member at large; Keith Samrow, Water/Sewer, and member at large; Eric Neal, Member at large.

**I. Old Business**

- A. Review/Approve January Minutes – Missy approved with edits to be made. Lisa seconded. Jennifer will revise and send to board for approval before posting with Community Management.
- B. Survey Results – Missy sent all board members the results of the survey. More people participated than ever before. The purpose of the survey was reiterated: This was a means of gathering information to see if a vote for an amendment to the restrictions was necessary. The results did not indicate a need to incur the expense of voting on the restriction and having it amended. Board members commented on the wording in restrictions and vagueness. It was discussed that anyone wishing to revise the wording and attempt to have restrictions amended can create a petition. If 51% of the property owners sign the petition, the board can have it amended. This would be a less costly way to amend the restrictions. Missy made a motion based on the survey results not to put this matter up to a vote and to continue to enforce the current restrictions, as they stand. Jennifer seconded the motion.
- C. Signs indicating, we are a restricted community governed by a Homeowner's Association – Keith will take care of having signs made to put by the entrance sign and towards the cul-de-sac. The purpose of the signs is to make sure all property owners and potential property owners understand we are a restricted HOA community. Missy made a motion to accept, and Eric seconded the motion.
- D. Volunteers to complete committees - DeAun Jude has expressed an interest in being on the Welcome Committee. She will discuss further with Jennifer. The ACC committee consists of Charlie Gibson, Danie Schwab and Ron Drushel. The Emergency committee will be Herb Broyles and Thomas Schwab.
- E. Shawndee Lee made a request to have cameras reviewed after a car stopped in front of her house at 2:00 am one morning. The cameras were unable to pick up the license plate of the vehicle because of lack of lighting. Eric Neal will investigate the cost of adding lights, possibly solar lights, timers for the lights, and electricity in the area if needed. It was suggested that homeowners consider security cameras on their property.

## II. New Business

### A. WATER COMPANY

1. WTSO invoices and charges—Keith and Charlie  
Keith stated that there wasn't anything unusual on the invoice this month. Brenda gave Keith a previous invoice to approve. Charlie expressed a concern over WTSO's inconsistent billing. The procedure is for invoices to go from WTSO to Community Management for the board to approve. Community Management should give us 2 weeks to review before we would be assessed late fees. Keith suggested bypassing the middleman and having the bills sent directly to him. Missy commented that for insurance purposes and our contract with Community Management, invoices must go through Community Management first. Brenda will discuss with WTSO about their process for billing. Lisa will talk to Community Management about their turnaround time on invoices. Keith is now responsible for approving WTSO invoices. He stressed the importance of having them paid on time. We can always go back to WTSO for adjustments and/or credits, if necessary, once the invoice has been thoroughly reviewed. Missy asked that we have Community Management track when they receive River Pines' invoices.
2. A resident had a concern about their water. Keith and Charlie checked on it. There was not an issue with the water pressure. It all checked out ok. The resident complained about water discoloring, but no other residents have had complaints. It occurs when hot water is being used. These are indications that the problem may be on their end. Missy stated that our water quality received an "A" rating from the state.
3. WTSO repaired an issue for a resident that was not their responsibility. The bill from WTSO will be forwarded to the property owner for reimbursement to the board.
4. Reimbursement for Generator overcharge –  
A board member has been trying to contact the contractor and he is not responding. Keith will reach out to him. If necessary, we will send a certified letter. It was noted that he has been seriously ill. We will give him until our spring meeting to pay. If we do not receive payment by then, we will discuss canceling his contract. Later, Keith did get in touch with him, and the check is in the mail.
5. Repairs: Sewer Leak, Water Leaks, New Tank –  
Nothing new. Missy sent a list of 3 plumbers and Sammy Saucier to Keith. Keith will reach out to them for 4 sealed bids.

Keith asked about the new tank – Charlie and Ron will call Joe to see the tank.

### B. Financials

1. Brenda reviewed current financial information. All financial information is posted on Community Management's website. Please see website for reports. We are currently not

putting money in the money market account because we are paying off the generator. Our next cost will be putting in a new water tank. We also discussed not reimbursing property owners for dues until the sale of their home is closed.

2. We need budget changes. Our net income for the year 2022 was \$1.72. We are currently not budgeting enough for water. The budget from 2022 to 2023 stayed the same. Therefore, by the end of 2023 we will have a deficit. We need to be receiving more money on the water side.

Lawn service had a significant increase. We are paying more for chlorine and service fees. The tennis courts, boat landing, common ground areas are all in need of repair. Along with these higher expenses, we need to start putting money in the money market to prepare for the future. We discussed raising water fees to \$20/month to pay bills and fund the money market account to be prepared for the next possible disaster.

Missy will reach out to Patricia and prepare a detailed report for the general meeting on April 22<sup>nd</sup> at the home of Charlie and Rhonda Gibson, 31604 River Pines Drive. Property owners of vacant lots only pay a water assessment. Their cost is currently \$65 a month. Once a property has a meter, the monthly fee is \$95+/- . An increase would be assessed to all property owners, including vacant lots. This increase will start in June. The budget will be reassessed at the end of 2023 for the 2024 budget.

We are in the process of obtaining all our contracts to properly manage them. Keith will contact WTSO to ask them to provide a copy of our current contract. We will also reach out to Spectrum for a copy of their contract. We have all other contracts and will have them posted on Community Management's website.

Common Grounds need areas roped off to prevent unnecessary car traffic from tearing up the gravel roads. Brenda offered to provide the rope to do this. The Lawn Contractor will need access to these areas.

We received a bid from Craig Mears some time ago to repair the boat landing area and Common Ground B. We need to assess the need for drainage in Common Area B before the work is done. Charlie will look at this and discuss it with Craig Mears.

It was suggested by a board member, and will be discussed further, that when damage is done to common areas by contractors it be the responsibility of the property owner who hired the contractor to fund necessary repairs.

There are residents who do not receive emails from Community Management. It was suggested that those with issues put in a support ticket with Community Management to have this issue resolved. Please contact a board member if this does not resolve the issue.

3. Liens – It was voted to continue the lien on a property owner in violation of the restrictions.

- 14 property owners will receive a letter indicating they are in violation of the restrictions and have 30 days to resolve the violation.
- It was voted to fine 2 property owners for violations.
- One property owner who has been in violation has paid his fines and started repairing his property.
- One property owner is not being fined because the property is in foreclosure.
- One property owner was fined incorrectly. The violation was not on his property. This has been reversed.
- The board is looking into filing liens on individuals instead of on their property.

It was discussed that when selling a home, sellers be reimbursed for any dues or fees from the closing attorney and not from Community Management. This process should begin when the home goes up for sale. Lisa has been helping with this and will continue to reach out to real estate agents listing properties in River Pines.

The current process for fining a property owner who is not in compliance with the restrictions are as follows:

- The first violation is a verbal warning or mailed letter with a grace period of 30 days to resolve the violation.
- Second and subsequent violations is a \$35 fine with 30 days to resolve the violation.

The cost of filing a lien is passed on to the property owner. It was voted and agreed by the board to increase the fines. The first fine will remain at \$35. The second fine will be \$70 and subsequent fines will increase to \$100. As stated previously, we will investigate placing liens on individuals instead of properties.

4. Missy will work on the April Meeting Format and presentation. This will include a discussion on property owners who are repeat violators of the restrictions.
5. Jennifer requested Community Management add the Newsletters to the website. Also, add the General Meeting on April 22, 2023, to the calendar on the website.

The next board meeting is scheduled for April 4, 2023, at 6:30 at the home of Missy and Matt Daily. We will focus on the presentation for the General Meeting.

The meeting was adjourned at 9:00 pm.