

**MINUTES OF MEETING
MARCH 3, 2021**

IN ATTENDANCE:

Jeff Miro

Tammy Harrison

Simon Kaye – Community Management Partners (“CMP”)

1. Management Company Update

- CMP previously recommended (and provided examples) that the Board create a Code of Conduct, a Director/Board Member Qualifications list and a Privacy Policy and indicated the Privacy Policy, once approved, should be mailed to all homeowners.
- Proposal to Vote: To accept the code of conduct for Firethorne board members (attached) and to adopt a Privacy Policy for homeowners (to be created) and a Director/Board Member Qualifications list (to be created later).
- **VOTE PASSED**
- Note: Variance to the covenants would need to be filed with the county
- CMP requested clarification from the Board on the point of contact, which the Board confirmed.
- CMP provided confirmation to the Board that all property taxes had been paid.

2. Landscape Discussion

- CMP confirmed to the Board that no complaints regarding the landscaping had been received, a board member had provided a new landscape contract for review and that a new landscape contract was not necessary due to the sale of the business.

3. Deeding Common Property Discussion

- No updates were provided to the Board.

4. Website Discussion

- Board discussed additional information provided by CMP regarding use of their website.

5. Covenant Infractions

- Board discussed reported infractions.
- CMP confirmed to the Board that if a complaint was received and documented, that the covenants would be followed and appropriate notification of the infraction will be mailed.

6. Community Transition Discussion (from 2020)

- CMP provided an update to the Board regarding the previous over payment of property taxes by the Developer.
ON HOLD DUE TO COVID BUT CONTINUING
- CMP provided an update to the Board regarding the request to refund \$800 in attorney’s fees not approved by the Board, and indicated request was refused.

7. Action Items from previous meeting

- Follow up on sprinkler system damage by Spectrum
- Write and execute variance for violation fines
- Send annual meeting email to community
- Confirm management company will follow covenants to determine infractions and send notices **COMPLETED**
- Write and execute variance for allowing vehicles in driveways for extended time with permission
- Research and provide additional information on website **CONTINUING**
- Provide additional research and information on reduction of landscape cost **CONTINUING**

- Relay next steps to homeowner for the deeding of additional common property

8. Action Items

- File Variance for Code of Conduct
- Create Privacy Policy for homeowners and mail to all homeowners
- Create Director/Board Member Qualifications list

Privacy Policy

River Shoals HOA is committed to the protection of your privacy, and will treat all of the information you provide, including your vehicle information, email address, and telephone numbers, with the utmost respect. River Shoals HOA and its agents work diligently to ensure that it has taken all appropriate administrative and technical measures to prevent the unauthorized or unlawful use of your personally identifiable information, and to prevent any accidental loss or destruction of, or damage to, such information. River Shoals will not sell or disclose personally identifiable information about you to third parties.

Collection of Information.

1. River Shoals HOA may ask you to provide certain additional information about yourself, including your name, contact information, and certain other information including, but not limited to vehicle information, that River Shoals may use to identify you. If you choose not to provide such information, you may not be permitted to receive certain features, content or services offered by River Shoals HOA.

Use of Information.

1. River Shoals HOA uses the information that it collects about you to help River Shoals HOA select content and services that you may find interesting and useful.
2. Information that you provide may also be used as part of River Shoals HOA's effort to keep you informed about events, and other community information and services that may be of interest to you. In some cases, River Shoals HOA may contact you with information from carefully selected third parties, but River Shoals HOA will not provide information to third parties for such purposes.
3. River Shoals HOA reserves the right to disclose any information that it obtains to appropriate governmental or regulatory authorities, if required by law or any governmental agency.

Transfers of Information.

River Shoals HOA and its agents will not provide your information to third parties for any other purpose, including marketing.

Information Sent by Way of Email is Not Secure.

Any information sent to River Shoals HOA by Internet, e-mail, through the River Shoals Website, NextDoor, FaceBook or any other social media platform is not secure and is therefore treated as non-confidential.

Any information you send to River Shoals HOA over the Internet, either through the River Shoals website, social media or via email is done so at your own risk.

NOMINATION AND DIRECTOR QUALIFICATION POLICY

River Shoals Homeowners Association, Inc.

POLICY RESOLUTION

Effective August 8, 2020

WHEREAS, the Board of Directors for River Shoals Homeowners Association, Inc. (Association) is charged with the management of the Association per Article III Section 3.18 of the Bylaws.

WHEREAS, it is determined that there should be a consistent procedure for the nomination and qualifications of members seeking to become directors of the River Shoals community.

NOW THEREFORE BE IT RESOLVED that the following policies and procedures must be adhered to regarding the nomination and qualification of directors of the Association.

1. Prior to each election of directors, the Board shall prescribe the opening date and the closing date of a filing period, not fewer than ten (10) nor more than thirty (30) days, in which each and every eligible person who has a bona fide interest in serving as a director may file as a candidate for any position to be filled by the votes of Members, or in the case of a vacancy on the board, to be filled by the remainder of the Board Members. The Board shall also establish such other rules and regulations as it deems appropriate to conduct the nomination of directors in a fair, efficient, and cost-effective manner.
2. A member must meet the following criteria to be eligible for a position of a Director:
 - a. Directors must be Members of the corporation,
 - b. Directors must be in good standing with the corporation,
 - c. Directors must have been Members of the corporation for a period of no less than twelve (12) months preceding the annual or special meeting in which they are elected,
 - d. Directors must reside in the Community,
 - e. No person and his or her spouse or Lot co-owner may serve on the Board of Directors at the same time.
 - f. Any duly elected Director, who resigns from office prior to the expiration of his election term as a Director, will forfeit his right to be elected as a director for a period of 2 years.
 - g. Any duly elected Director, who is removed from office by the Members at a Special Meeting, will forfeit his right to be elected as a director for a period of 4 years.
 - h. Any Member who has received a felony conviction, will forfeit his right to be elected as a Director for a period of 10 years.
 - i. Any Member who has been involved in a lawsuit as plaintiff against the Association, bypassing the required arbitration (bylaws Article VI section 6.5), shall forfeit his right to be elected as a Director for a period of 5 years.

Amendment. This Policy may be amended from time to time by the Board of Directors