



**BOARD OF DIRECTORS MEETING
MINUTES
July 23, 2018**

Directors present

Greg Lippmann
Felix Pair
Cheryl Trent
Jon Welch
Ted Olaye

Genesis Management

At 6:45 pm, with a quorum of Board members present Greg Lippmann called the HOA Board meeting to order.

HOMEOWNER FORUM

Krishna Arjoonsingh of 8114 Paddlerock, has a house in another area, but resides here. The other community enforces the community rules. He was sent a notice from the management company on what was and was not allowed. He thought it could be used for a template for RR/RM. Greg stated that we appreciate him bringing this to the Board.

Kern Arjoonsingh of 1110 River Delta, stated that the reason for Krishna bringing the paper to the Board was because there were no enhancements or improvements in the community. Greg stated that there is a lot of improvements in the community, for example, the landscaping is changed every 4 months, the parks are upkeep along with the lakes, we installed fountains in the lakes, and we maintain the pond at the front. He also stated that any major changes would have to be budgeted and taken through the approval process. Greg suggested a committee for community improvement and Kern volunteered for the committee.

Kern stated that there was not a standard for the community, because there are a lot of houses that are overgrown and unkempt. Greg stated that there is a standard and when it is not met, the management company is taking it to the homeowner on a case by case basis.

Felix stated that there is a full legal process the Board goes through on Deed Restriction Violations. Some landscaping changes were approved by the developer and previous management companies. The Board can't do anything about those properties. Kern stated that there is a property on River Delta that is overgrown and looks terrible. Greg stated that we have to follow what the laws and bylaws allow us to do.

Kern wanted to expand Genesis' services for more inspections, etc.

Felix stated that every time we take actions, it costs the Board fees, then the fees are put back on the Homeowner.

John Delgado asked if the committee Kern wanted to start, is it for beautification or inspection. The committee can't do inspections.

Jon Welch stated that we have the ability as a board to appoint committees, etc. If Kern wanted to be on the committee, it would be good because we invite resident participation.

John Baker of 419 Clover Leaf has noticed that one of the lifeguards parks his vehicle at the end of the lot and blocks access to the pathway to the lake. Greg will discuss this with Sweetwater.



Approval of Board meeting minutes

- A. June minutes – Cheryl motioned that the minutes be approved, Felix seconded, motion passed.

Financials

- B. May Final – Felix moved to approve May, Cheryl seconded, motion passed.
- C. June preliminary- Felix stated that everything looks fine and the Board will review them and finalize them next month.

Old Business

- A. **Social Committee Report** - Cheryl gave the Social committee report. 4th of July pool party was rainy, but between 30 – 40 people did come to enjoy hot dogs. The pool had to be closed at one point because of safety rules. Yard of the Month goes to 8030 Clover Leaf and 426 Honeysuckle. There are no future events planned at this time.
- B. **Fence Update** - The Board selected 5 people and 1 alternate for the fence committee. They were given timeline of 30 days to come back with research for a fence around the perimeter. John Baker stated that there were 11 bids for various kinds of fences. The community was divided into sections, along the roads and the areas were measured, but will be remeasured after a contractor is chosen. The various composites looked at ranged from – 680K to 1.1 million. Precast concrete was 900K to little over a million and wood was from 285K to 650K. He also said that there was a lot more detail to go into with the Board and that for financial purposes we need to wait 3 years since maintenance is relatively cheap. The one that would be recommended to the Board would be some kind of wood. The numbers don't include sealing the fences which would be approximately 50K to 75K to do that. Replacing only Reading Road, the cheapest bid is 120K, and we would still be 34K short after the funding we know is coming to the Board. Peggy Bohn asked how much the HOA could afford to pay monthly for loans. Second, our dues haven't gone up for years, can we earmark our dues to go up \$50-\$100 more a month? The answer is that the Board will need to review bids to determine how much the HOA could pay for monthly loans. Also increasing HOA dues is a possible path forward. Kern asked if the HOA owned all fences. No, the perimeter fence only. He also suggested that if wood is used, if a dark stain could be used so that repairs could be stained to match.

New Business

- A. Misc. – None at this time.

Adjournment

Greg motioned to adjourn, Felix seconded, and the motion passed. The meeting was adjourned and the Board went into Executive Session at 7:33 pm.



Rivers Run
Homeowners' Association

Executive Session Summary

The Board discussed fencing options, DRVs, ACCs and the alligator in the lake.

The meeting of the Executive Session was formally adjourned at 8:52 pm.

Approved: _____