

River Oaks Home Owners Association

Meeting Minutes of January 8, 2024

Meeting Minutes

River Oaks HOA

Monthly Meeting 1/8/2024

Start Time 7:00 PM End Time 8:00 PM

Attendees

- 1) Isaac Moore, Jr.
- 2) Ed Nead
- 3) Adam Wade
- 4) Langon Brock
- 5) Kristina Carter
- 6) Cheryl Cannon
- 7) Derek Beavers

A quorum of 7 (seven) members as needed was established.

The meeting was called to order and the agenda was presented. Kristina had three items to add to the agenda: 1. Property taxes on commons area. 2. Business DNO Policy Renewal. 3. Events at Taylor Plantation. Adam motioned to accept the agenda with the above addenda, Landon 2nd motion, the board approved.

The board revised the minutes of the meetings of 11/13/23 and 11/30/23. Ed motioned to accept the minutes, Cheryl 2nd, the board approved the minutes.

Executive Committee: It was suggested the Executive Committee commence starting meeting in April 2024.

ARB: Proposal for a shed was approved by ARB

C&R: Adam stated there were no new issues. Isaac stated KRC (landscape maintenance company) had damaged a fence while doing maintenance work, and left bags of debris on Park Forest. Cheryl stated bags were left on the island on Woodington. Isaac said he reported fence damages to the KRC supervisor, and KRC repaired the damages. Isaac said these issues from KRC are unacceptable and KRC needs to be closely monitored.

Setbacks: Isaac said he had not had time to inquire about setbacks regarding boats parked in yards with Dorchester County but would inquire when time permits.

Community Advocacy: Landon stated he would attend N. Charleston City Council meeting on 1/11/24 and will discuss striping on Park Forest at Publix. Landon stated will also attend Dorchester County Council meeting 1/22/24.

Community Maintenance: Paul had previously stated one landscape light needed addressed. Isaac stated he did not see a burned-out light. Isaac said he believed the monument signs at Appian III can be washed or pressure washed, and stated the board should try to get someone to pressure wash the signs for \$100 or so per sign.

Community Outreach: Kristina stated that all the Christmas wreaths from entry signs were collected and are at her house. Kristina said Michelle has the newsletter drafted. Isaac

said the welcome letter is available. Kristina said the welcome letter was updated but needed a final check; Landon stated he would review the letter.

Pond Maintenance: The HOA paid \$138/month, and the board discussed the need to know what we are paying for services. Isaac stated the treatment is needed and should be done all year long and should have review when treatment is done.

Newsletter: Michelle (was not present but had sent a message) asked if the newsletter accepts paid advertisements. Kristina said the HOA website states paid ads are accepted in the newsletter. Kristina said she would respond to Michelle's inquiry with an email and screenshot from the website.

Treasury Report: Kristina presented the report and would be added to the minutes. Kristina said two volunteers would be needed for the 2025 budget. Adam and Landon volunteered to review the billing book- checks and deposits.

Kristina stated that property tax bills are going to three different names and has asked the county tax office (Cindy) if the billing can be consolidated to one address and name.

Kristina also said we have a bill for one piece of property (fenced area at Haynesworth) we have already paid taxes for. Kristina has emailed the county tax office regarding this.

DNO Liability Renewal: there is a questionnaire with four pages and needs to be filled out with a full disclosure. Kristina said to complete the questionnaire will need full description of board members, legal services and current litigation. Kristina said she has sent out an email regarding this, and Isaac stated we need to know who can fill out the questionnaire, and this issue will need to be addressed soon as the policy renews in early February. It was agreed this would be further researched.

Taylor Plantation Events: Taylor plantation has food trucks at the amenities center every second Friday of the month, and the board members said River Oaks residents should be made aware of the food Trucks.

Community Event: Isaac said the HOA can budget for a community event this year and can be hosted at Faith Temple. Kristina has the email list. The board discussed a date in late April. Cheryl motioned for a tentative date of April 27, 2024, with a rain date of May 5, 2024. Brandon seconded the motion; the motion passed.

Open Discussion: Cheryl suggested food truck(s) in the community once a month or so, and the board agreed to put this in February's agenda.

Cheryl mentioned that parking on the street can interfere with emergency services, and suggested community outreach for residents who have had a house fire.

Ned stated the need to inform all residents about street parking and need not to block the streets for emergency vehicles.

Isaac stated a notice about street parking potentially blocking emergency vehicles will be added to the newsletter, and any HOA member can feel free to approach as far as possible, scene of any fire or accident. Landon stated any HOA member should be careful approaching an accident or fire scene, and not identify as an HOA board member, just state a resident of the community, and an attorney could use this to entangle the HOA board.

Cheryl motioned to adjourn, Landon seconded the motion, the board voted to adjourn.