

# River Oaks Home Owners Association

## Meeting Minutes of October 9, 2023

Monthly Meeting 10/9/23

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

Attendees

- 1) Isaac Moore, Jr.
- 2) Ed Nead
- 3) Adam Wade
- 4) Robin McKeown
- 5) Kristina Carter
- 6) Karlean Williams
- 7) Bill Summers

Guests:

John "Ski" Svagerko, KRC Landscaping

Landon Brock

The agenda included presentation for Landscape maintenance by KRC Landscape, and resumption of issuing liens for back dues and fines.

A quorum of 7 members was established.

Isaac Moore called the meeting to order. The agenda was presented. Kristina motioned to accept the agenda, Bill seconded, the agenda was approved.

Isaac introduced Ski from KRC- the new landscaping company. Ski said the site had been reviewed, KRC will concentrate on entrances and trim vines and limbs back to 10' ~ 12' to avoid hitting people, cars. This would include pulling down vines as much as possible; trimming will be an ongoing work. The board did confirm the new contract commenced on the 18<sup>th</sup>; KRC said will be onsite Wednesdays. KRC said they will provide and estimate to remove dead tree in Sumter's Run

Will suggested adjusted canopy height to 20'. Robin said canopy height needs to be above 10' because of campers, semis, and said currently canopy may be impeding/hindering deliveries. Robin commented Dominion has butchered trees at power lines, and we would not accept work like that from KRC.

Isaac said KRC can provide a quote for canopy trimming above 10', after they have proceeded with the contract work (start with the contract work at this time then the Board can review further work needed). Kristina suggested a point of contact for all work for landscaping. Isaac agreed to be the PoC and all requests, issues, complaints to be funneled through him.

Kristina asked about setting up electronic payments for the landscaper in lieu of paper checks (HOA rules do not allow debit card payments) Ski said this could be set up.

Ed said KRC should not take requests from homeowners for extra work- KRC agreed.

Isaac introduced Landon Brock (Lives in Appian I/II) Landon wishes to join the board and introduced himself and gave a brief CV: Graduated NC State, served 5 years in the Coast Guard, has a Law Degree and practices Law in SC. Isaac motioned to add Landon to the board, Will second the motion, and the Board approved to add Landon to the board. Isaac strongly stated the need for order and Parliamentary Proceeded to be followed by the board members at all times, asked for civility between all board members, to include not talking out of turn, raising hands for permission to speak, general need for order.

Treasurer's Report: Kristina presented the treasurer's report. Kristina stated the book will need to be transferred to 2024; that Adam has reviewed the book; Mary Ann was supposed to audit but is unable, so will need a second auditor. Bill asked how violations, including fines, are tracked- Kristina stated this is not Treasurer's scope of work. Isaac said he would confer with Julie at the management company (Dorchester Real estate) about tracking fines. Adam motioned to accept the report, Bill second; motion was passed with Ed abstaining.

Minutes: minutes from September's meeting were presented. Adam motioned to accept the minutes, Robin Seconded the motion; motion was passed.

#### **Committees:**

Executive Committee: no new items to report

ARB: two routine requests were approved.

C&R: Adam stated issues with several residents parking on grass: this is an extensive issue. Bill suggested putting notes about no parking on the grass (as this is a C&R Violation) on the marquees and website. Bill asked when Dorchester Realty would do a ride around for violations. Isaac said he would discuss ride-around with Dorchester Realty.

Community Advocacy: no issues

Community Maintenance: Ed stated Adam did not have a quote for maintenance at Woodington Island (work beyond landscape maintenance) Adam stated would reach out to contractors for new bids. Will recommended no power wash for monument signs- board agreed to only use soft wash/cleaner.

Community Outreach: still working on the website.

Communications: Michelle now does the website updates. Kristina stated need to discuss newsletter, she will finish the newsletter for 2023, to be sent by end of October, but board needs to find someone else to write the newsletter for 2024 (due to her prior commitments)

Maintenance: Kristina stated she has an invoice for outdoor lighting for September.

Outreach: No issues.

Budget Report: Budget was presented. Bill stated budget has been made, and the budget would include spending the surplus. Kristina stated the budget has emergency funds. Robin asked why the budget includes a storage unit. Bill stated a storage unit was budgeted in event homeowners asked to see budget record (per bylaws these have to be available to homeowners on demand) and the storage unit was for hardcopy records as needed. Bill stated the goal is to move to all electronic records. Also, to address Robin's question, Kristina said all electronic records are acceptable. Isaac said HOA needs to move forward on dead tree removal as this may be a liability as the tree may damage nearby house if it falls. Robin asked about postage budget item: Kristina said newsletter

postage and newsletter printing are two separate costs. Ed asked about HOA dues for 2024- was stated per the budget these dues will be \$125 per property. Isaac said the budget includes a 3% cost increase for future expenditures. Ed motioned to approve the budget; Adam seconded; Budget was approved with Robin abstaining.

**General Information:**

General meeting is scheduled for 11/30/23.

The member agreed a problem is lanes on Park Forest (two lanes turn left from Dorchester Road and narrow down to one lane past the Publix Entrance) Issue is there is improper lane marking and no lane ends, narrows or other markings. Board agreed this needs to be addressed by appropriate authority (Dorchester County Council or North Charleston City Council) Isaac said the HOA will send letters to the Councils regarding this; Landon will investigate the legal status and any HOA rights/ responsibilities in this matter.

Isaac requested if a member will not be present for a meeting, please notify the board in advance.

The board also discussed improper parking of campers, RVs, and boats in driveways. (Bill stated this is against the bylaws, and the board alone does not have the authority to change bylaws. Any bylaws vary by subdivision, and these must be changed by vote of homeowners per subdivision and filed with the county). Bill suggested changing some commons areas into boat/camper/RV parking, and the HOA could rent these spaces. The board agreed this could be investigated.

Air B&B: Bill stated properties in the community are only for residential use (short term rentals are not allowed) and this rule can be enforced in all subdivisions except Woodington I&II. Issac stated he would send a letter to Dorchester Realty about Air B&B and other short-term rentals not allowed.

Ed asked about a new stop sign at Park Forest and Appian. Robin said this would require a traffic study by the county.

Ed motioned to adjourn; Isaac seconded the motion; motion to adjourn was approved.

Next meeting to be held 11/13/2023.