

Riverwood Farm Community – Annual HOA Meeting

Dec 7, 2015, 6:30 pm

Present:

Matt Cardone, Ted Higginbotham, Tim Griggs, Randy Young, Linda McCaleb, Jennifer Frodl

Welcome and Board Introductions

Old Business:

- Minutes of Oct 19, 2015 read and approved with two changes:
 - Survey costs were approximately \$300
 - Monument lighting initially installed when neighborhood was built was either removed by developer or stolen, no one is sure exactly what happened other than the initial lighting was removed

Financial Report:

- Cash Accounts reviewed: Operating Account, Reserve Account, Road Reserve Account, CD, Clubhouse Account
- November YTD financials were reviewed and approved
- 2016 Budget was reviewed and approved

New Business:

- President's Report for 2015:
 - New playground installed
 - Installed boulders at Townes exit
 - Perimeter fencing pressure washed
 - Pool party by Bucky's BBQ
 - Tennis court signage
 - 3 garbage cans added (total of 6 at clubhouse)
 - Repainted stop lines at intersections
 - Whaley Asphalt resealed areas
 - PNG right-of-way project
 - Ice maker repaired at clubhouse
 - Cable installed at clubhouse
 - Clubhouse interior painted
 - Big screen TV to be installed before year end
 - Monument lighting for signs
 - LED lights in 3 of 4 corners of pool
 - Erosion behind monument on Dillard being corrected with rocks
 - Easter egg hunt
 - Halloween party
 - Book club started
 - Abandoned lots/homes monitored

- Committee Volunteers Needed to help chair the following:
 - Clubhouse - Janet to help Randy Young
 - Children's - Katie Griggs currently handling
 - Social - Daniella Young currently handling
 - Tennis - need volunteer
 - Pool - Ted Higginbotham currently handling, Steve Angel to assist
 - Welcome - Townes has people, Linda McCaleb to do Cottages/Estates and Kim Carver, Rita Moseley, Sharon Walter all offered to assist

- Future Projects presented by Ted Higginbotham:
 - Sound system for clubhouse
 - Sidewalk to pool
 - Patio Project – need extension at back of clubhouse to accommodate clubhouse trash cans, extension for kiddie area at pool
 - Outdoor bathroom at back of clubhouse for access by tennis court/volleyball area with access by card system
 - Paint fence line that runs down Runnion land
 - Extend fence between Townes and Estates – area was left bare since fire
 - Sidewalk around ponds
 - Landscaping left bare from PNG removal of trees, etc. to be planted
 - Furniture for clubhouse, rugs, pictures, new tables - committee to be formed
 - Pool - tables and umbrellas needed, mushroom needs to be repaired
 - Up lighting on entrances and for trees around neighborhood
 - Pool resurfacing required - cost approximately \$25,000 to \$30,000
 - Annual BBQ pool party to be continued via caterer
 - More socials planned to get us together as community

- Items to Check on
 - Look at gas for clubhouse fireplace
 - Look at service contract for heating & air at clubhouse, water heater
 - Check grills at patio area
 - Lighting at 210 Medford
 - Contact City of Greer about repainting lines in road on Dillard, fixing hole at Gibb Shoals and Dillard

Board Elections:

- Kim Carver agreed to serve
- Steve Angel agreed to serve

Adjourn:

With no other matters to discuss before the Board, meeting adjourned at 7:55 pm.

Minutes taken by: Linda McCaleb