

Riverwood Farm Community - HOA Meeting

October 19th, 2015, 6:30 pm

Present:

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

Welcome and Board Introductions

Old Business:

- Minutes of August 2015 meeting read and approved

Financial Report:

- Cash Accounts reviewed: Operating Account, Reserve Account, Road Reserve Account, CD, Clubhouse Account
- September financials were reviewed and approved

New Business:

- Motion by Matt Cardone that board review annual budget for 2016 later this month then mail to homeowners for review, discussion, approval at annual meeting in December. Motion was seconded and approved.
- Motion was made that big screen TV and sound system be installed at clubhouse. Additionally cable would be required and has been quoted from Charter, cable for one month \$68 with phone \$77. We are currently paying \$56 for red phone by pool. We can recoup cost of the cable with future rentals. One time installation is \$99. Internet is not considered at this point due to liability. Motion was seconded and approved that we purchase TV to be installed in cabinet on wall and secure cable service.
- Need to have someone look at gates - the keypad at the Townes gate it is bent and given we have had issues in the past should we look at getting a camera installed at this gate? The Estate gate is scrambled and the light is out.
- Suggestion was made that the gates be opened at prime times such as the exit gate open in AM and the entrance gates open in the PM to alleviate congestion. Townes board needs to discuss with Townes residents to ensure this will be agreeable.

Old Business:

- Piedmont Natural Gas Project letter was mailed out in September. PNG is paying for removal of trees and fence, putting in rock near monument to prevent erosion, and they paid for relocation of sprinklers and reimbursed us approximately

\$25,000 for trees that were removed. Work is continuing to improve the area. Paradise Gardens is coming to do the new beds and plantings. Brickman will install new drip lines for the sprinklers. Bids will be sent to get the area mulched. The board is appreciative of the Townes board and special thanks to Robert for his help with drawings and research related to the PNG right away.

- Surveys were sent to homeowners asking if additional perimeter fence colors should be allowed. We received responses from 127 out of 296 homes. The vote was 96 for do not change and 31 in favor of allowing additional stain colors on perimeter fencing. Total cost to conduct survey was approximately \$300.
- Quote to paint clubhouse is \$1,550 with additional \$825 to do the ceilings. We have over \$5,000 in the clubhouse fund. Contractor to submit three colors in a washable finish and then the neighborhood can vote for the color. Painter is available to do the work in early November. Painter quoted flat paint so cost could be slightly more for different paint finish. Motion to approve the painting was made, seconded and approved.
- Motion was made and accepted that we repair ice maker at the clubhouse at a cost of \$291.
- Other Clubhouse discussion included:
 - Clubhouse needs new artwork and/or wall hangings to help with noise in clubhouse
 - Water heater needs attention as does a fan in the attic
 - Mantel needs to be stabilized
 - Outlets and switches need to be labeled
 - Consideration needs to be given to the area that stores the trash cans, could we make a pad for these?
 - Need to winterize water fountain at pool
- Trash at the tennis courts needs to be addressed - no one is emptying the overflowing cans attached to the courts.
- Monument lighting was discussed. Initially when neighborhood was established lighting was put in place but then removed due to non-payment by neighborhood developer. Quotes to power and install LED lights is \$5,735. It was noted that we saved \$5,000 when we replaced the playground. The playground was budgeted for \$15,000 and we spent \$10,000. Motion made and approved to proceed with the work from Outdoor Lighting Perspectives. Thanks to Ken McConnell for gathering the quotes and working with company on site within the neighborhood to get the data collected for the quote.
- Runion Lots - More action needs to be taken as nothing has been done to get the lots cleaned up with multiple letters and fines.

Adjourn:

With no other matters to discuss before the Board, meeting adjourned at 7:50 pm.

Minutes taken by: Linda McCaleb