

MINUTES OF RIVERWALK OF HAYESVILLE PROPERTY OWNERS ASSOCIATION, INC. ANNUAL MEETING

The annual meeting of the Riverwalk of Hayesville Property Owners Assn. was held at 5:00 PM at the Corner Coffee Shop, 66 Church St., Hayesville, NC, on January 10, 2020. President Travis Cobb called the meeting to order and welcomed new members.

Members present:

Dean Bas and Pat Donahue	Lucy Koles	Tighe White	15 members
Betty Schopp	Annette and Travis Cobb	Shirla Peterson	
Vickie Welsh	Patricia Feld	Mary Langley	
Linda Kennedy	Bert Schafer	Susan Fredriksen	
Charlotte Blaylock			

First Order of Business: The minutes of the previous annual meeting held on February 7, 2019, were read by Secretary Dean Bas. A motion to accept the minutes as read was made by Mary Langley and seconded by Pat Donahue. Motion passed unanimously.

Second Order of Business: Mary Langley, Treasurer, distributed the financial year-end report (attached), showing year-end account balance as \$7,833.47, an increase of \$2,778.14 over last year's ending balance. Our largest expenses are landscaping costs, a total of \$13,670.00. Pat Donahue suggested that a reserve be placed in an interest-bearing savings account. Mary said she would wait until all the dues are in before acting on the suggestion. Pat Donahue made a motion to accept the financial statement. Betty Schopp seconded the motion which passed.

Third Order of Business: Tighe White discussed the status of the community, relating that he was building a spec house next to Karen Foster which will be followed by another spec house next to it and eventual paving of that area of the street. The next spec house will be between Bas-Donahues and Bert Schafer's, followed by paving of that area of the street. Tighe stated that he had decided against the proposed pond, but that he would place a pavilion and provide for extra parking in the area past Bert Schafer's house. He proposes building six houses in 2020 and hopefully 10 houses per year for the next four years. This would complete the subdivision.

Fourth Order of Business: Members voted for new board members. The new officers were unanimously elected and are as follows:

President: Linda Kennedy/ Vice-Pres: Bert Schafer/ Treasurer: Mary Langley/ Secretary: Patricia Feld

Fifth Order of Business: Karen Foster was unable to attend the meeting and asked Pat Donahue to discuss some of her landscaping concerns about scheduling and mowing and weed-eating behind her house. All residents are to receive equal maintenance around their houses on surveyed POA land. Residents will be given a schedule of maintenance (attached), all work subject to weather. Tighe White will look into the problems with water drainage. Subject to the president's approval of such procedure, Pat Donahue volunteered to draft a form outlining the procedure for requesting services.

General Discussion not on Agenda:

Susan Fredriksen asked for volunteers to help pick up litter.

Travis Cobb responded to a homeowner's issue with construction workmen speeding and not using the construction road. Tighe said he would speak to the workers. Travis reminded all of us to observe the speed limit displayed on the sign.

A homeowner suggested that we grandfather in the existing fences that are not in compliance with the covenants and that we investigate other ways of approved uniform fencing. An issue with someone parking on the grass was also discussed. The offending party will be informed.

Dean Bas made a motion that a committee form to review the covenants. Shirla Peterson seconded the motion. Charlotte Blaylock volunteered to help. Any changes must be approved by the POA board and Tighe White, declarant, as specified in the present covenants.

Tighe White read the following list of homeowner maintenance responsibilities:

- AC Units
- Windows
- External Doors (including garage doors)
- Patios
- Deck
- Fences
- Gutters & downspouts
- Mailboxes

Mary Langley presented a suggestion from someone in the Hayesville Community that a Hayesville Quilt Plaque be placed on each Riverwalk homeowner's house at a cost to the homeowner of \$125. It was generally informally agreed not participate.

President Linda Kennedy agreed to Pat Donahue's suggestion to hold the next general homeowner's meeting in six months, date to be announced.

Pat Donahue made a motion to adjourn, seconded by Dean Bas. The meeting adjourned at 6:30.

Greetings Neighbors,

We usually hold our Annual Meeting about this time but CDC guidelines discourage such gatherings in a confined space. So use your imagination and think of this packet as both a Meeting Notice, and a running commentary of the Annual Meeting proceedings.

Item 1: Minutes of last year's meeting. Please review the attached Minutes and report any additions or corrections to the Secretary Charlotte Blaylock 770-377-3465, insyncsearch@gmail.com. We will then consider the amended Minutes as approved.

Item 2: Treasurer's Report. Please review the attached Financial Report and direct any questions to the Treasurer Mary Langley 828-389-3222, or mary@dnet.net.

Item 3: Board of Director's Report. The Board met formally four times this year;

- a) Our biggest failure... excessive dog barking. The owners have taken actions to correct the situation and we are grateful for small improvements.
- b) Our biggest success... a new Fencing Ordinance. See reverse this document.
- c) Patricia Feld asked to be replaced as Board Secretary. The Board appointed Charlotte Blaylock to fill the vacancy.
- d) Our Lawn Mowing contract (our biggest expense) was renegotiated by President Linda Kennedy

Item 4: Report of Builder/Declarant Tighe White.

As of December 31, 2019 we had 18 completed houses and 3 under construction. On that date in 2020 we had 21 completed and 4 underway, plus a few promising contract possibilities. The biggest challenge has been shortages of materials and skyrocketing costs.

Item 5: Fee Structure Actions;

- a) The Regular Monthly Maintenance Fee will rise from \$120 to \$140 per month, or \$360 to \$420 per Quarter... to be paid Quarterly. Not only have our costs risen but our predecessors failed to keep our Reserve Fund up to meet expanding surprises.
- b) All new rates go into effect as of April 1st, 2021.
- c) Large Lot Fee. Last year we started to build houses too large to fit on a single lot. These required a Lot & a half. The question is... what is a fair Maintenance Fee? The Board approved a multiple of 1.35 times the Regular fee or $1.35 \times \$140 = \189 Monthly, or $1.35 \times \$420 = \567 Quarterly.
- d) Construction Period, one time, Fee is set by the covenants at 1/5 times the yearly sum of Regular, or Large Lot, fees. Some Owners have yet to pay this fee. At present rates that fee is \$288 and we plan to collect that soon in fairness to all.

Item 6: Election of Officers. We present the following slate of Officers for this year.

President: Bert Schafer

Secretary: Charlotte Blaylock

Vice President: Linda Kennedy

Treasurer: Mary Langley

Thank you for participating in our experimental Annual Meeting on paper. Hopefully we can return to the live and lively form next year. If you have any questions or concerns feel free to direct them to President Bert Schafer at 407-474-2495. Leave a message if you miss me and I will return your call.

New Fencing Ordinance as of February 01, 2021.

The fencing must be Black Aluminum or Iron in the style of the front of Riverwalk.

It can be no Shorter than 4 feet, or Taller than 6 feet high.

It can only be in the Back of the house, and cannot extend any further than the Width of the house.

The Rear of the fenced area must leave at least 6 feet to the property line or the Common area, and cannot interfere with drainage.

Homeowner will then be responsible for lawn care within the fenced area unless arrangements are made for easy entry during mowing. This should be addressed on an individual bases.