

# **\*DRAFT\* 2022 River Place POA Annual Meeting**

11/17/22 @ Wellborn Baptist Church

1. Meeting called to order @ 7:06 pm
2. All Board members were present (John Conley, Rebecca Huggins, Greg Heim, Glenn Lemons
3. Minutes from 8/29/21 were read and approved. Greg Heim motioned, James Williams seconded.
4. Officer Reports
  - **President** - The Board has been working hard to update the Bylaws. Previous Bylaws haven't been updated since the POA was first established.
    - Many improvements have been made to the front entry. Sprinklers have been fixed and dead plants have been removed. Additional landscaping will be added in the Spring of 2023.
    - 3 fire water access points have been approved and will be added by Wellborn Water SUD within the next few months.
    - The street lights are in the process of being replaced to be more efficient
  - **Treasurer** - Proposed Annual Budget 2023 was presented.
    - Dues are decreasing to \$300. Trash prices are increasing to \$219 per household currently using B.A.G.S.
  - **Management** - Lara announced that dues are being mailed out in December. Still due January 31st.
    - When Beal first took over, they had 42 violations. Currently there are only 4. Declaration of Covenants is what is being used as a guideline when issuing violations.
    - Homeowner Alex Wilson asked about why he was receiving so many violations about his children's bikes being left out. Lara reaffirmed that they use the current Declaration of Covenants as a guideline when issuing violations. A committee of homeowners can be formed to change the deed restrictions if desired.
  - **ACC** - No report
5. Unfinished Business - None to report
6. New Business - Elections / Chicken Amendment
  - Newly Elected Board Members:
    - 3 year term: Glenn Lemons & Cory Kieschnick
    - 2 year term: James Williams & Rebecca Huggins
    - 1 year term: Greg Heim
  - Newly Elected ACC Members:

Jason DeVore, Cody Matthews, Anthony (TJ) Klein

Chicken Amendment:

25 yes votes were needed in order for the Amendment to pass. There were 20 yes votes and 8 no votes. The Amendment did not pass.

7. Adjournment - Meeting adjourned @ 8:56 pm