

# River Place HOA Meeting Minutes

Meeting held 10/27/20 @ 7pm - 17 Houses were present

## President's Report:

1. John provided an update on the two pending legal matters we currently have. One has been resolved and the other is still in litigation.
2. Mowing - too much private property is currently being mowed and paid for by the POA. Residents whose properties border the common areas and/or ponds need to determine their property lines and mow all the way down to it or within 10 feet of it moving forward.
3. Chickens - A proposal has been initiated to allow chickens in the neighborhood. The Board has reviewed the proposal and made amendments. It is now upon the requestor to obtain 75% approval from the neighborhood. If 75% approval is obtained, we will take the next step needed to have the bylaws and regulations amended.

## Treasurer's Report:

1. Truitt provided an Expense Report for 2020. He also provided the 2020 budget along with the 2021 estimated budget. Due to legal fees accrued this year, HOA dues will have to go up \$50 for 2021, bringing the HOA dues to \$350/yr. Trash dues will stay the same @ \$176.14

The dues were voted on and approved unanimously. Mark Fly motioned, Brandon Huggins seconded.

## Open Discussion:

1. Cameras - The cameras will stay as a deterrent, but they will not be monitored. They are outdated and not of great quality. It would cost money to replace them and that would also require someone to agree to constantly monitor them. We encourage everyone to install cameras on your own property if concerned about theft.
2. Internet - Jason Beasley will contact the owner of CEO in regards to the poor service and poor customer support
3. Facebook Group - There is a FB group page that was created to be used by the residents of River Place. It's a great way of quickly communicating with the Board or residents about any concerns or questions.  
Please join: **River Place HOA College Station TX**

**Board Members:**

President - John Conley

Treasurer - Greg Heim

Secretary - Rebecca Huggins

Member At Large - Cody Matthews

Member At Large - Glenn Lemons

ACC Member - Jason DeVore

ACC Member - Cody Matthews

ACC Member - Luis Braz-Ruivo

The new members were voted in unanimously. Mark Fly motioned, Jason Beasley seconded.

**Next meeting: August 2021**

# RIVER PLACE HOA

College Station TX 77845

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A proposal has been submitted to modify the deed restrictions to allow chickens. At this point the Board is determining if 75 percent of the residents agree to this proposal prior to spending funds on attorneys. If 75 percent or more of the property owners agree to the following proposal, we will start the process to amend the restrictions for final signature. The proposal below is all or nothing. No further amendments or changes will be considered. Please return the page stating your acceptance or denial of the proposal to 7336 River Place Court. You can put the form either in my mailbox or on my front porch. You will have 15 days to return your ballot. Please sign if you are either for or against the proposal. This is not a secret ballot since the final version would require signatures. I will tabulate the results and update the subdivision on our Facebook page. At this point the Board will be the only ones who see signatures.

1. A proposal to amend chapter 4 General Restrictions Paragraph D of the River Place Covenants, Conditions, Reservations and Restrictions. Paragraph D currently is written as follows:

No Animals, livestock, or poultry of any kind shall be raised, bred, and/or kept on any LOT within River Place for commercial purposes. Each LOT shall be allowed one animal unit (AU) every one(1) acre or fraction of an acre. No LOT shall have more than 12 animal units regardless of size of acreage. One Animal unit is defined as:

1 Cow = 1 AU

1 Horse= 1 AU

1 dog or cat = ½ AU (Maximum 4 dogs or cats)

There will be no swine, chickens, ducks, geese, goats, or sheep allowed on any LOT within River Place. There will be no wild, exotic, or naturally undomesticated animals caged or other wise kept on any parcel within River Place. All Dogs shall be kept on leash, held by a responsible person, penned, and/or confined to the owners property. No Dogs shall be allowed to run loose.

2. The proposal is to remove the restrictions for Chickens. Paragraph D would be changed to read as follows:

No Animals, livestock, or poultry of any kind shall be raised, bred, and/or kept on any LOT within River Place for commercial purposes. Each LOT shall be allowed one animal unit (AU) every one(1) acre or fraction of an acre. No LOT shall have more than 12 animal units regardless of size of acreage. One Animal unit is defined as:

1 Cow = 1 AU

1 Horse= 1 AU

1 dog or cat = ½ AU (Maximum 4 dogs or cats)

1 chicken= ¼ AU (Maximum 9 chickens)

There will be no swine, ducks, geese, goats, or sheep allowed on any LOT within River Place. There will be no wild, exotic, or naturally undomesticated animals caged or otherwise kept on any parcel within River Place. All Dogs shall be kept on leash, held by a responsible person, penned, and/or confined to the owners property. No Dogs shall be allowed to run loose. Lots that contain a single family residential home may keep domestic female chickens (hens) on that lot contingent on the following requirements: A resident with multiple lots is limited to one henhouse. Hens must be used solely for personal egg production. All eggs produced are for personal consumption only and never to be sold. A humane and properly constructed henhouse, with at least two (2) feet of grade level ground clearance shall be provided. The structure must include solid, secure sides, including a solid top, that maintain confinement and prevents entry of predatory animals such as foxes or hawks. Sides should be embedded into the ground no less than one foot. Exterior surfaces, not inherently resistant to deterioration, shall be treated with a protective coating, such as paint or other suitable preservative, and maintained with sufficient frequency to prevent deterioration. Enclosure must provide access for proper cleaning and maintenance. It must provide protection from extreme temperatures, including but not limited to insulation, ventilation and drainage; Henhouses must include laying boxes of a minimum surface of fourteen (14) inches by fourteen (14) inches per chicken and must be regularly bedded with sawdust, straw or like material. All enclosures, including but not limited to structures and fencing, shall be constructed or repaired as to prevent rats, mice, or other rodents from being harbored underneath, within, or within the walls of the enclosure. All henhouses must be properly maintained in a safe, clean, sanitary and substantial condition that poses no health threat to the chickens or citizens and does not create a public nuisance. All feed and other items associated with the keeping of chickens that are likely to attract or to become infested with or infected by rats, mice, or other rodents shall be protected so as to prevent rats, mice, or other rodents from gaining access to or coming into contact with them. Disposal of Chicken Waste/Manure: Waste products (manure) generated from the raising of chickens shall be composted on-site by the owner when possible. If on-site composting is impractical the waste products shall be double bagged in clear plastic bags and placed in the rollout container for disposal along with the regular household trash. All hens shall be contained, at all times, within a fence of at least four (4) feet high. Each hen shall have a minimum of four (4) square feet of range area. The range area must be well drained so there is no accumulation of moisture. All henhouses shall be a minimum of twenty five (25) feet away from any adjoining property line. All structures, fencing, and hens must be located in the rear 1/3<sup>rd</sup> of the property and not visible from the street. A privacy fence enclosure must surround the entire area where Chickens are kept to include the range area in order to prohibit view from adjoining neighbors. A landscape plan must be submitted with the proposal to the ACC. A plan showing the location, design of the henhouse, and enclosure to include materials used in its construction must be approved by the ACC for each property prior to its construction. Male chickens (roosters) are prohibited.

I approve of the proposal to amend chapter 4 General Restrictions Paragraph D of the River Place Covenants, Conditions, Reservations and Restrictions and allow chickens in the subdivision in accordance with the proposal.

Accept \_\_\_\_\_ (sign)

I do not approve of the proposal.

Reject \_\_\_\_\_ (sign)

Budget 2020

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Tt \$
2020 Actual	\$6,693.24												\$6,693.24
BAGS (trash pickup)	\$26.13	\$26.13	\$26.13	\$26.13	\$62.06	\$226.87	\$241.10	\$205.09	\$189.54	\$251.44	\$226.87	\$150.00	\$1,657.49
Wellborne Water	\$141.40	\$130.01	\$150.65	\$155.52	\$139.00	\$140.31	\$117.65	\$125.70	\$123.52	\$119.48	\$122.77	\$175.00	\$1,641.01
BTU electric						\$562.90				\$562.90			\$1,125.80
Ruffino Lawn										\$1,710.00			\$1,710.00
Common Area Shredding (Morency Day)												\$71.72	\$71.72
Lawyers Aid Services												\$81.00	\$81.00
TX Comm on Water Quality												\$1,000.00	\$1,000.00
Postmaster												\$1,000.00	\$1,000.00
Misc electrically repair												\$650.00	\$650.00
Misc Sprinkler repair												\$1.75	\$1.75
Front entrance upkeep													
Tax Assessor						\$225.00	\$1,545.91		\$1,275.00	-\$4,364.79	\$1.75		-\$1,318.88
Legal Fees/Court Cost Case #1			\$619.25		\$225.00	\$1,979.67	\$1,350.00		\$531.90	\$8,311.80		\$5,281.99	\$18,299.61
Legal Fees/Court Cost Case #2			\$1,250.00		\$75.00				\$150.00				\$1,475.00
Legal Fees/Court Cost General													\$0.00
													\$0.00
Total													\$27,514.50

2021 Estimated

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Tt \$
2021 Estimated	\$6,693.32												\$6,693.32
BAGS (trash pickup)	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$1,800.00
Wellborne Water	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$2,100.00
BTU electric													\$1,125.80
Ruffino Lawn													\$1,900.00
Common Area Shredding													\$120.00
Lawyers Aid Services													\$75.00
TX Comm on Water Quality													\$81.00
Postmaster													\$1,000.00
Misc electrically repair													\$1,000.00
Misc Sprinkler repair													\$650.00
Front entrance upkeep													\$2.00
Tax Assessor													\$0.00
													\$0.00
Total													\$9,853.80

Trash 2020	#Lots	\$/Lot	Tt \$
Beginning Balance 1/1/21	45	\$300.00	\$13,500.00
Proposed Budget 2020	38	\$176.14	\$6,693.32
Dues 2020			
Outstanding Debits			
Outstanding Credits (unpaid dues)			

Est. Ending Balance 12/31/21 \$3,646.20

