River Mist on the Holston Board of Director’s Spring Meeting

Saturday, May 4, 2019

New Market, TN 37820

A meeting of the River Mist on the Holston HOA Board was held on May 4, 2019, at the home of Jim and Susan Rosenthal, 1936 River Mist Circle, New Market, TN 37820. Board members present were Susan Rosenthal, Dave Baron, Mike Etter, and Pat Thompson (by phone). Bobby Bisby was out of the country, but provided input on most items. John Kipp, ARC chairman, was also in attendance to provide information on committee operations.

1. The meeting was called to order and the first item of business, a subrogation clause for the covenants, was discussed. There is concern that without the clause, there would be a potential problem with the collection of any lien from a homeowner in the future. After a long debate it was decided to hold off on any change to the covenants for now due mainly to the potential cost. A motion was made by Mrs. Rosenthal to table the matter for now and readdress it at the October meeting.
2. Mowing in the River Mist development. It was generally felt by all board members that our grounds are being poorly maintained at the present time. It was also noted that Bill Graves had still not gotten back with the board concerning his lack of liability insurance covering our area. Both Mrs. Rosenthal and Mr. Baron have contacted him since our last board meeting without getting an appropriate response. It was decided to approach him once again to get hard answers pertaining to both problems. Mr. Baron volunteered to approach him once again in the next week concerning both of the matters. It should also be noted that discussion was held on possibly looking for someone new to perform the mowing duties within River Mist.
3. The Architectural Review Committee. It was decided to reduce the size of the committee to make it more efficient. Those changes will occur as a result of attrition or failure to participate. We will also establish a minimum requirement for submission for the ARC chairman to use when he receives a plan submittal for any new construction. This will allow us to have a better idea of what the new builder wants to do. That list is attached to the end of this document.
4. Walking path construction/completion. Mr. Baron has secured multiple estimates for paving of the walkway in the central common area of River Mist. Plans call for a paved area 6-7 ft wide and 3.5 in thick. The estimate of the cost of the project is $16,000-$18,500. The decision was made to move forward, possibly get 1-2 more estimates, and then award a contract to get the job completed.
5. Vehicle Speeding. Discussion was held concerning the continued speeding in our neighborhood. A decision was made to move the existing speed limit sign at the entrance up to the fork in the road. Then 2 additional signs are to be purchased and placed in the center common area near the road at the upper and lower accesses.
6. The runoff from the gravel driveway just up the hill from our entrance was discussed. The owner was contacted by Mr. Baron, but has not yet corrected the problem. The board will contact him again as soon as possible.
7. Construction site maintenance. We currently have 3 houses under construction. All 3 sites seem to be well maintained. We will continue to monitor this closely.
8. Outgoing verbal or written correspondence. Any and all correspondence concerning business with River Mist on the Holston or the HOA must be approved by the board before being sent.
9. Entrance Surveillance. Mr. Baron addressed our current camera situation. The entrance camera is functioning as per its design. The second camera will be installed soon.
10. Entrance Lighting. Mr. Baron stated that the installation is completed and holding well for the time being. Spot lights and path lights are being replaced as needed. It is harder to find bulbs and lights that are compatible. That will be addressed as the current lights deteriorate.
11. Lot reassessment. Jefferson County is reassessing the value of all lots within River Mist this year.
12. The board is attempting to get an email address on all of River Mist land owners to enhance communication within our community.
13. There is a need for more photo submissions for our website. Those submissions can be sent directly to Mr. Rick Taylor.
14. Discussed the meeting venue for the HOA in October. If unable to find a RM resident to host the event, we will solicit outside venues. If there is any resident at this point that would like to host the October meeting, please let us know by August 31, 2019.
15. A motion was then made to adjourn by Mr. Baron. Seconded by Mrs. Rosenthal. The motion was carried.

Susan Rosenthal, President Michael Etter, Secretary

River Mist on the Holston

Architectural Review Committee Checklist

Minimum Requirements for Submission

Builder approval/Copy of license/Liability Insurance \_\_

House Plan. Greater than 1700 sq ft \_\_

Approximate finish grade – NSWE elevation \_\_

Appropriate setback lines \_\_

Siding/external materials/color \_\_

Exposed block being covered w/ stucco, stone, etc \_\_

Outbuilding \_\_

Garages – at least 2. No more than 3 \_\_

Landscaping plan \_\_

Fencing \_\_

Type of driveway (paved within 1 yr) \_\_

Planned septic system (soil plan) \_\_

As soon as stakes placed, owner responsible for maintenance of lot and construction on it \_\_