River Mist on the Holston Home Owners Association

Annual Meeting

Saturday, October 19, 2019 10:00 AM

Nance’s Grove Baptist Church

New Market, TN 37820

A meeting of the River Mist on the Holston HOA Board was held on October 19, 2019, at Nance’s Grove Baptist Church, 2214 Nance’s Grove Church Road, New Market, TN 37820. HOA members present were Susan and Jim Rosenthal, Lois and Dave Baron, Debbie and Mike Etter, Larry and Pat Thompson, Iveta and Bobby Bisby, Penny and John Kipp, Linda and Bob Schumacher, Robin and Gary Duncan, Jerry Triplett, Cheryll and Gilbert Sherill, Marilyn Miles, Angela and Michael Liske, and Vicki and Bill Brochue.

1. The meeting was called to order by Mrs. Rosenthal, and the first order of business was to welcome Mr. Jerry Triplett as the newest resident of River Mist.
2. A motion was then made by Mrs. Rosenthal to approve the minutes from the Annual HOA meeting held on October 20, 2018, the Board of Directors meeting held on October 20, 2018, and the Board of Directors meeting held on May 4, 2019. Mr. Baron seconded the motion, and the motion carried.
3. Treasurer’s Report – The treasurer, Mrs. Thompson, provided a complete, precise presentation of the HOA financial report. That report included the following:
4. Estimated Income and Expenses for 2019
5. Profit and Loss through September 2019
6. Balance Sheet as of September 30, 2019
7. Estimated Cash position at December 31, 2019
8. Proposed Budget for 2020

A motion to accept the budget reports was made by Mrs. Rosenthal and was seconded by Mr. Baron. The motion carried. A copy of those reports is available upon request.

1. Old Business
	1. A recap of the mowing season and common area landscaping was conducted with the contractor, Bill Graves, in attendance. Numerous problems experienced with the mowing throughout this season were discussed with him. At this point most of the problems have been worked out, or should be rectified in time for the beginning of next season.
	2. Discussion and approval of the 2020 mowing and landscaping contracts/fees were then discussed. It was decided that the boulevards would be mowed weekly and the inside areas biweekly. The curbs are to be sprayed only twice a season or as needed. Mr. Graves requested an increase in the following fees: Individuals doing the actual weed eating from $13 to $15 per hour, use of the side discharge (boulevard) mower from $25 to $35 per hour, and the tractor from $55 to $60 per hour. Motion was made by Mr. Baron to approve the fees/proposals. It was seconded by Mrs. Thompson. The motion carried.
	3. A motion was made by Mr. Baron to now place the real estate signs adjacent and parallel to the curbs. That was seconded by Mrs. Rosenthal. The motion carried.
2. Maintenance by Mr. Baron – The entrance surveillance system is functioning as per its design. The entrance lighting is being maintained. Spot lights and path lights are being replaced as needed. The new replacement light fixtures now have replaceable low voltage LED bulbs.
3. It was noted that some items had been stolen from Jerry Triplett’s construction site. This seems to be an isolated incident with no other thefts being reported in the recent past.
4. Committee Reports
	1. Website report – The River Mist website which is managed by Rick Taylor is doing well. Annual cost of the site is $172.86. So far in 2019, we have experienced 11,106 individual visits to the site. If we count repeat visits to the site, we have experienced 29,271 visits. The need for input for the site from the residents was discussed. The password for the private portion of the website is “rmoth”.
	2. ARC report - There were no new house plans for review at this time.
	3. Capital Improvement Committee report – Dave Baron was congratulated on completing the beautiful new concrete walkway which now bisects River Mist. It should be noted that Scott Zimmerman allowed us to use his trash dumpster in support of the project. Also, much needed muscle was provided by volunteers Lois Baron, John Kipp and Bill Brochue. Mr. Baron also promised that lights and possible outdoor furniture on the pathway are coming soon.
5. River Mist safety – River Mist Circle is a county road. This means that county road laws apply, and that all types of vehicles must obey the 20 mph speed limit. In order to reinforce this concept, the BOD authorized 2 new speed limit signs for the community. Mr. Baron recently completed the installation of those signs.
6. New Business
	1. 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. Thompson to table the matter for now and readdress it at the October meeting. It was seconded by Mr. Baron. The motion carried.
	2. Poor condition of the lower launch site – Now that many of the residents are using the site, there is a need for renovation of that area. It was agreed that Mr. Baron will put together a presentation of all needed maintenance/improvements that need attention. It was also agreed that plans for placement of a dock at the site would be developed. We will also look at completing maintenance items at the upper launch site as well. A motion was made by Mrs. Thompson to explore the cost of repairs and tree trimming maintenance at both launches. The motion was seconded by Mr. Bisby. The motion carried.
	3. The HOA dues/mowing fees are currently $250/$120 respectively. The need for increased funds to maintain River Mist, as well as to complete capital improvements for the immediate and long term future, were discussed. A motion was made by Mrs. Rosenthal to change the fees to $300/$120 effective January 1, 2020. That was seconded by Mrs. Thompson. The motion carried. Mr. Triplett made a motion to set the mowing fees on an annual basis. That was seconded by Mr. Schumacher. The motion carried.
7. Three positions on the HOA Board of Directors expired this year. There were no new candidates, and the 3 current board members (Mrs. Thompson, Mr. Bisby, and Mr. Baron) decided to continue to serve the community for another 2 year term.
8. Roundtable Discussion
	1. The board is attempting to get an email address on all of River Mist property owners to enhance communication within our community. We are making a strong push to move all correspondence to email in the future. Mrs. Thompson will ask again this year for email addresses when she sends out the annual invoices in January.
	2. “Referral List” - in the future we will attempt to use our website to build a list of reputable “handymen” that we can all use. More guidance on that will be passed later.
	3. All attendees found Nance’s Ferry Baptist Church to be a wonderful venue for this meeting, and voiced a strong desire to use it again in the future if possible. A cash donation was made to the church to thank them for allowing us to use their facility.
9. The Homeowners’ Association meeting for 2020 will be October 24, and the Board of Directors meeting dates for 2020 will be May 16 and October 24. A motion to approve the dates was
10. A motion was then made to adjourn by Mrs. Rosenthal. That was seconded by Mr. Etter. The motion carried.

Susan Rosenthal, President Michael Etter, Secretary

River Mist Board of Directors Susan Rosenthal gpsfly@gmail.com Pat Thompson pat.thompson@verizon.net Michael Etter etter53@hotmail.com Bobby Bisby rupert184@aol.com Dave Baron dwbinc1@gmail.com