River Mist on the Holston Home Owners Association

2020 Annual Meeting

Saturday March 27, 2021, 10am

Jefferson City Library

Jefferson City, 37760

A meeting of the River Mist on the Holston Home Owners Association was held on Saturday March 27th, 2021, at the Jefferson City Library, 108 City Center Drive, Jefferson City, TN 37760. This meeting was rescheduled, to this date, due to the Covid pandemic of 2020.

The Meeting was called to order by Mrs. Rosenthal. The order of business was to thank the library director, Mr. Phillips for allowing our association to use their venue for our meeting and to thank those members in attendance. Current Covid restrictions were maintained. Board members in attendance were President Susan Rosenthal, outgoing Secretary Mike Etter, and Bob Schumacher. Present via phone were Treasurer Pat Thompson and Bobby Bisby. HOA members present, Dave Baron, Vicki and Bill Brochue, Dennis Christian, Penny and John Kipp, Gaylan Lane, Rey Martinez, Buddy Renner, Gill Sherrill and Jerry Triplett.

1. A motion was made by Mrs. Rosenthal to accept the minutes of the Annual HOA meeting of October 19,2019, and the Board of Directors meeting held on October 31, 2020. Mr. Bisby seconded the motion, and the motion carried.
2. Treasurer Pat Thompson presented the proposed budget for 2021. It was noted that this budget was posted to our website before the board of directors meeting was held on October 31, 2020. This was done to provide the membership with budget information during the Covid Pandemic.
* The increased mowing costs were questioned. It was explained by Mrs. Rosenthal that our maintenance vendor resigned his position mid-May, effective the end of May 2020, which was well into the mowing season. It was imperative to find another vendor, and this was the best price we could find among licensed and insured vendors.
* Our primary mowing vendor, Mr. Graves, had also resigned his position effective the end of the 2020 mowing season.
* Seals mowing will be our new vendor, taking over the entire mowing contract.
* The breakdown of the mowing expenses was explained by Bobby Bisby and Pat Thompson. The mowing of easements and common areas comes out of the HOA budget. The HOA facilitates the mowing for owners of vacant lots and collects additional fees from lot owners who choose the service.
* There will be one hay harvest this year, which Mr. Seals will oversee at no expense to the HOA.
* The amount of our surplus was questioned. Some members felt it was too high, while others felt it was better to have a surplus versus the possibility of assigning a special assessment in the event of an unforeseen expenditure. Mr. Etter stated we anticipated using more funds in 2020, to make repairs and add a dock at the lower launch. Mr. Etter further stated he contacted eight vendors, without success, to make the necessary repairs. Mr. Bisby stated we have both raised and lowered our annual dues in the past, and recommended we evaluate the annual fees at the fall meeting.
* A motion to approve the budget was made by Pat Thompson and seconded by Bobby Bisby. The motion carried.
1. Parts of the 2020 mowing season were recapped in the budget report. There were several complaints reported to the board about the mowing. Among those complaints, Mr. Graves’ side discharge mower broke down for several weeks, at which time David Seals, of Seals Lawn Care was hired to fill in. Mr. Triplett commented on the nice job Mr. Seals did for the remainder of the 2020 season.
2. Mrs. Rosenthal reported trees were trimmed at the upper access to eliminate the canopy effect on the asphalt ramp heading to the launch. This will be evaluated during the summer months. A large tree was also lost near the picnic area at the upper launch in December, during a winter storm.
3. Mrs. Rosenthal reported on behalf of the website committee. There has been an uptick in visits from December through March of this year. Questions were raised concerning the sales portion of the site and why it was there. Dave Baron recalled this was set up several years ago to increase the number of houses in the neighborhood. It was felt if there were more homes, high speed internet, cable and other amenities would more likely become available.
4. Mr. Baron, Chairman of the Capital Improvements Committee reported:
	* The walkway lighting project was completed. Several comments were made about how nice it looks.
	* The Lower launch was evaluated by Mr. Baron. He reported it needs a better base on the upstream side due to areas being washed out. Mr. Baron recommended a plan for placing concrete blocks on the upstream side before pouring a new concrete pad. Mr. Baron estimates this will cost approximately $10,000-$12,000. Mr. Baron stated he would act as contractor and a proposal would be forthcoming. Other improvements will include bollards for tie-ups at the upper launch. The need for a dock will be re-visited at the next annual meeting in October.
5. Mr. Kipp, Chairman of the ARC Committee, reported seven new homes were in various stages of construction. He thanked the board for streamlining the process to get information to the ARC in a more orderly fashion.
6. Mr. Mike Etter would like to establish a maintenance committee for small jobs that need to be completed. It was opened for volunteers. Mike Etter, Sue Rosenthal, Bob Schumacher, and John Kipp volunteered.
7. Mr. Bob Schumacher proposed a directory for the neighborhood. It would be voluntary. Bob would take pictures and collect the information. The directory could be available in paper format and on our website’s private section. Members can provide as much information as they would like.
8. Round Table Discussion
	* Extra Lights around neighborhood – It was suggested by members that more lighting would be nice around the neighborhood. Members would walk the neighborhood to get an idea of placement. Members were concerned about having to much lighting, and suggested lights need to be directed onto the road and not property.
	* Light in tree – determined the tree needs to be trimmed or removed. The tree is on private property and would require owner notification.
	* Clarification of size of outbuildings – Per our covenants, an outbuilding shall be at least 12 feet by 12 feet in size. Our attorney said we could approve a building close to that size provided it measured 144 square feet. The HOA still has authority to disallow any structure based on size, look, etc. (i.e., A 2ft by 80 ft structure would not be permitted)
	* Property deficiencies – Mr. Triplett indicated a house needed repairs (gutters etc.). It was determined the HOA has the authority to advise the homeowner of such deficiencies, recommend repairs and can act if such repairs are not completed.
	* Mailbox placement – The placement of mailboxes is controlled by the USPS. The postal route is presently set up to go in one direction, requiring all mailboxes be placed on the same side of the street. It is recommended to check with the New Market postmaster regarding mailbox placement.
	* A suggestion was made to place a weatherproof box for a book exchange near one of the benches in the common area. This will be a project for the newly established Maintenance Committee.
	* It was decided to eliminate the common area (lot 75) from the hay harvest. The possibility of decorative fencing was discussed and will be revisited in the fall.
	* Some residents expressed an interest in a river cleanup project. The river floor has a lot of trash which deters from the beauty when the water levels are low. Mr. Bisby stated the project could be done as a neighborhood project but could not be endorsed as an association project.
9. Mrs. Rosenthal reported this venue is available for next annual meeting in October of 2021. Mrs. Rosenthal made a motion for Oct. 16th, 2021, at 10am. Mr. Schumacher seconded the motion and the motion passed.
10. A motion to adjourn the meeting was made by Mrs. Rosenthal and seconded by Pat Thompson. The motion carried.

**River Mist Board of Directors**

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