

River Mist on the Holston Homeowners Association  
2021 Annual Meeting  
Saturday October 16, 2021  
Jefferson City Library  
Jefferson City, TN 37760

A meeting of the River Mist on the Holston Homeowners Association was held on Saturday October 16, 2021, at the Jefferson City Library, 108 City Center Drive, Jefferson City, TN.

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. Board members in attendance were President Susan Rosenthal, Secretary Joseph Naill, Treasurer, Patricia Thompson and Robert Schumacher. Present via phone was board member Robert Bisby. Association members present were Dave and Lois Baron, Bill and Vicki Brochue, Mike and Debbie Etter, Kelly Johnson, John and Penny Kipp, Rey Martinez, Josh and Julie Naeger, Buddy Renner, Gil and Cheryl Sherrill, Larry Thompson and Jerry and Linda Triplett.

A motion was made by Mrs. Rosenthal to accept the minutes of the rescheduled 2020 annual meeting, held on March 27, 2021. The motion was seconded by Mr Schumacher, and the motion passed.

Mrs Thompson began the financial reporting by stating there were no delinquencies in dues this year. Mrs Thompson cited the increase in expenditures for 2021 were due to increased mowing costs, since changing to our current mowing vendor. Mrs Thompson stated our current mowing vendor is more reliable and has fulfilled his duties with respect to both our mowing and schedule requirements. Mr Baron stated that he did not feel the HOA should be paying to maintain the front curbside easement of the vacant lots, which has also been referred to as the boulevards. Mrs Rosenthal reminded those in attendance the decision to increase the mowing frequency of the curbside easement, with a side discharge mower, was suggested by Mr Baron at the 2019 annual meeting. Mr Bisby stated the HOA is responsible, per the covenants, for mowing of the easements and stated the 2019 decision to increase mowing of the curbside easements weekly was made for the aesthetic benefit of the community. The debate over mowing costs led to several possible scenarios to decrease overall costs. One scenario proposed was to do away with weekly mowing of the front curbside easement for the 2022 mowing season. Mrs Rosenthal made a motion to decrease the frequency of the boulevards/ front easement mowing to every other week, which is the same frequency as the vacant lots are mowed. Both Mrs Thompson and Mr Schumacher seconded the motion, and the motion passed. Mrs Thompson made a motion to pass the budget with the statement that the mowing fees will be determined later contingent upon the costs on the adjustments made to the mowing contract. The motion was seconded by Mrs Rosenthal and the motion passed.

Mrs Thompson presented a plan to establish a reserve account. She proposed taking ten percent of our balance at the end of December, and moving that amount as a reserve. Going forward, we would take ten percent of our dues billed to fund the reserve account.

As a recap of the mowing season, in addition to the financial concerns raised, Mrs Rosenthal reported there were no complaints received with regard to the quality of work Seals Lawn Care has provided.

Mr Kipp, chairman of the Architectural Review Committee, reported eight houses have been approved and were in various stages of construction.



Mr Baron, Chairman of the Capital Improvements Committee, reported the repairs to the lower launch have been done, and there is still more stone needed at both launches. Mr Baron stated rip rap is needed on the downstream side of the lower launch and round stones are needed at the upper launch around the concrete on the upstream side. Mr Baron also stated he has a list of proposed projects which have been presented to him, and would like to survey those in attendance to rank the amount of interest in the listed projects or add any new projects. Mr Brochue requested to volunteer himself to serve on the Capital Improvements Committee to fill the seat vacated by Mr Nelms. Mrs Rosenthal made a motion to have Mr Bill Brochue be appointed to fill the vacated position on the Capital Improvements Committee. The motion was seconded by Mrs Thompson, and the motion passed.

Mr Etter, chairman of the Maintenance Committee, stated the concept of the committee is to help neighbors when possible or to find the help neighbors need. Mr Etter stated the committee could take on the tree trimming along the walkway.

Mrs Rosenthal reported on behalf of Mr Taylor, for the Website Committee. Mrs Rosenthal stated the cost of maintaining our own website averages out to \$180.86 yearly. Our website had 892 hits in the previous 30 days and 13,288 visits in the past year. Mrs Rosenthal stated we would like to utilize the website more and encouraged posting photos of events, such as any that may have been taken when the launch repairs were made. Mr Triplett asked about including our tax return on the website. A vote of those in attendance was taken and it was determined there were two votes in favor of posting our tax return on our association's website and 21 votes opposed to posting our tax return on our website. A copy of the association's tax return is available to every member upon request.

Mrs Rosenthal reported on her findings regarding the possibility of additional streetlights along River Mist Circle. A representative from Appalachian Electric surveyed our community and determined there was no need for additional lighting, but stated if our community wanted additional lights the same light standards were available, but did not know the cost involved. After several attempts, Mrs Rosenthal obtained a price of \$2,835.71 per light standard. River Mist currently has 12 standards, and we currently pay approximately \$18.00, per light, per month for maintenance. Most of our bulbs are mercury vapor, and the original bulbs have degraded by approximately 50 percent. Per Mrs Rosenthal, the AEC representative stated, after the supply of mercury vapor lights runs out, when a bulb burns out the standard will be retrofitted and replaced with a 50 watt LED bulb. Meanwhile, when a light burns out, we can request the standard be replaced with a LED at no additional charge. If we choose to have all the current mercury vapor bulbs replaced with LEDs before they burn out, our cost would be \$315.00 per standard. Mrs Thompson reported the majority of our electric bill consists of maintenance fees of \$240.00 per month and our electric consumption costs are about \$30.00 per month. After this information was presented, those in attendance agreed to take no action which would increase our costs at this time; meaning we would not install any additional street lights and we would ask for LEDs as our current lights burn out. Mrs Rosenthal made a motion to defer the addition of street lights and this time, and to request burned out lights be replaced with LEDs. Mrs Thompson seconded the motion, and the motion passed.

Mr Schumacher presented an update of the directory and stated he has forms available for those interested in participating in the directory. Presently, paper copies are available, and written permission would be required to place directory information on the private portion of our website.

Mrs Rosenthal reported there is a leak in the irrigation system across the street from the water source, somewhere near the stop sign. Our mower discovered it earlier this week while mowing and nearly went into a ditch while operating his mower. Mrs Rosenthal reported she turned the



water off at the meter. Mr Baron reported there have not been any major leaks with the system and stated he would take a look at the system.

Mrs Rosenthal reported there are several lights out at the entrance. The problem is ongoing and there is a need to explore more durable lighting.

Mrs Rosenthal reported the canopy effect at the upper launch was addressed in January, 2021, by eliminating trees and limbs. Those in attendance stated the slope is no longer slippery, and that there are walnuts falling on the asphalt leading to the river which need to be swept more frequently, however, no additional tree removal is needed at this time.

In response to questions regarding a new homeowner violating covenants; the board of directors is aware and has sought the advice of our attorney to resolve the matter. Per our attorney, we should not discuss the specifics of the case at this time. Generally speaking; when someone becomes an owner in a HOA, membership and compliance with our covenants are mandatory.

Mr John Kipp reported he has heard complaints about excess growth on the easement along Buck Hollow Rd as a safety hazard, causing some to miss the entrance to River Mist. Mr Baron stated he could excavate the area in front of lot 8. Mrs Rosenthal made a motion to have Mr Baron excavate the area to improve visibility. Mr Schumacher seconded the motion and the motion passed.

Mrs Rosenthal made a motion to select October 22, 2022 as the date for our next annual meeting. The motion was interrupted to discuss having an informal spring meeting to follow up on community projects only. The motion was extended to include an April 23, 2022 meeting. The motion was seconded by Mr Schumacher and the motion passed.

Mr Gil Sherrill submitted a request to discuss shoreline management. He stated there has been some clear cutting of trees along the river bank in River Mist. Mr Bisby stated that this is something between the homeowner and the TVA. Mrs Rosenthal stated she spoke with a TVA representative who stated they shared our concerns regarding the environmental impact this has, but they have no jurisdiction over what is done on private property.

Mrs Rosenthal announced the election results. Mr Schumacher, Mrs Thompson and Mrs Brochue were elected to the board of directors.

Mrs Rosenthal made a motion to adjourn the meeting. The motion was seconded by Mrs Thompson; the motion passed and the meeting was adjourned.

Addendum to mowing for 2022: The assessment of lots eligible for the HOA facilitated mowing will increase to \$220.00. The common area, also known as lot 75, will be mowed weekly. All lots eligible to be mowed will have hay harvested, including house locked lots. The frequency of the front easement mowing will be decreased from weekly to every other week.