Minutes of the Annual Meeting

River Mist on the Holston Homeowners’ Association

10:00 AM, Saturday, October 22, 2022

Jefferson City Library

The annual meeting of the River Mist HOA was held October 22, 2022 at the Jefferson City Library. The meeting was called to order by the president, Susan Rosenthal.

Vicki Brochue moved to approve minutes of the October, 2021 meeting. Seconded by Bob Schumacher and approved unanimously. Ms. Rosenthal stated that those minutes and the minutes from the April, 2022 meeting will be posted on the HOA website.

**Old Business**

1. Website Committee – Rick Taylor announced that the website costs $233.86/yr. In the last year it had 16,797 visitors for a total of more than 33,000 visits. A discussion followed regarding the role of the website going forward (specifically whether to continue to use it as a marketing tool for the development, or just have it be a site for residents). Rick Taylor suggested listing all committee members on the website. A Website Committee meeting will be scheduled to deal with this issue. Committee members are Rick Taylor, Susan Rosenthal, and going forward Mike Etter.
2. Architectural Review Committee -- John Kipp spoke about the functioning of the committee, and suggested including the approval application information on the website. The building checklist is now on the website.
3. Pavilion – After discussion, a motion was made by Pat Thompson and seconded by Mike Etter to approve building a 20’ x 20’ pavilion, with no electric service, at the upper river access at a cost not to exceed $13,000.
4. Maintenance Committee – discussion of the functioning of the Committee, mainly to deal with emergency situations, such as fallen trees.
5. Mowing -- Susan Rosenthal commented on the mowing season and our relationship with Mr. Seals, the mowing contractor. There was some discussion about mowing vacant lots and easements. Linda Triplett commented how pleased she is with how well the area is maintained.
6. Legal Action -- Sue reviewed the current status of legal action against Mr. Rodenborn for not complying with the HOA By-Laws and Covenants when building his home. The situation will be reviewed with the HOA’s legal counsel.

7. Treasurer’s Report

Pat Thompson commented on various aspects of the Treasurer’s function. Last year we voted to establish a reserve account, and that has been done. 10% of the existing bank account was transferred from the operating account to open a reserve account. After the annual billings are done each year, 10% of the dues billed will be transferred/added to that account.

The proposed budget for 2023 was discussed. Pat said the insurance budget was increased by 5% due to increasing costs. In response to comments about oversight, Pat said she will start sending monthly financial statements to all board members.

Sue Rosenthal moved to approve the 2023 budget, seconded by Bob Schumacher. Motion passed.

**New Business**

1. There was a long discussion about increasing the size of the HOA board from 5 to 7 members, and having them take office immediately, rather than follow the ongoing practice of taking their seats the following January 1. Among those present, 23 favored increasing the size of the board, and 9 opposed. Subject to legal review, the motion was made by Bob Schumacher, seconded and passed to increase the number of board members, and to appoint Rey Martinez and Joshua Naeger to the two new positions, and to have board terms start immediately following the annual meeting.

[The Board met with the HOA attorney, Lauren Carroll, on October 31 to review the above. As a result of that meeting, the board decided that current officers will hold their positions until January 1, 2023; the increase in board membership to seven members will also occur January 1; and Rey Martinez and Joshua Naeger will be appointed to the Board at an early January meeting (tentatively scheduled for January 7). The Board will also then decide whether to change terms to be effective on the day of the annual meeting.]

1. Sue also led a discussion regarding financial transparency. It was decided that Pat will provide monthly Profit & Loss, Balance Sheets and bank reconciliations to board members.
2. It was agreed that Welcome Packets should be provided to new residents, possibly as a printable item on the website. There were no objections to putting it on the website.
3. There was also some discussion of whose responsibility it is to notify the HOA of property transfers within River Mist. It is the sellers responsibility to notify the HOA.
4. Carports – there was a discussion whether to allow carports, and the consensus was that they will not be allowed.
5. There was a brief discussion regarding mass emails to HOA members. It was stressed that if board members individually want to comment on such emails, they need to point out that they are not speaking on behalf of the board.
6. There was a discussion regarding outbuildings, including possibly having a moratorium on building more. It was agreed that we need to make the covenants more specific regarding size.
7. Revising the covenants to update them and to include punitive measures was also discussed.
8. There was considerable discussion about HOA board minutes and the need for all board actions to be recorded.
9. Mike Etter mentioned that next year we will have periodic newsletters to the membership to keep them informed of any actions taken.
10. There was a discussion regarding shoreline management, and the fact it is a TVA/Army Corps of Engineers matter, not an HOA matter. Jerry Triplett suggested that the HOA write a summary regarding TVA regulations, but it was agreed that the HOA’s responsibility should be limited to advising residents of the need for them to check with and comply with TVA/Army Corps regulations, as stated in our covenants under item 10, Environmental Protection.
11. It was agreed the preferable date for the 2023 Annual Meeting would be October 14, 2023 (and that it definitely should not be on the 21st). After the meeting it was determined the meeting room was not available on the 14th, so it was scheduled for October 28, 2023.

There being no further business, a motion was made and seconded to adjourn the meeting.

Bob Schumacher

Secretary

RMHOA Board of Directors: Sue Rosenthal; Vicki Brochue; Mike Etter;

Bob Schumacher; Pat Thompson