River Mist on the Holston HOA

Minutes of Board Meeting

January 7, 2023

President Mike Etter called the meeting to order at 10 AM. It was held in the home of Vicki and Bill Brochue. Mike Etter, Bob Schumacher, Vicki Brochue and Dave Baron were the board members present. Pat Thompson attended by phone. Also attending were Julie Naeger, on behalf of her husband Josh, and committee chairs John Kipp and Rick Taylor.

Minutes: First item on the agenda was approval of minutes from 2022 annual meeting. It was agreed to wait until the October annual meeting to have those minutes approved.

Board Membership: Mike Etter moved, Dave Baron seconded motion to increase board membership to seven. Board unanimously agreed. Then Mike moved, seconded by Bob Schumacher, to appoint Rey Martinez and Josh Naeger to the two new positions. Again, unanimous approval by board.

Financial: Pat Thompson lead a review of the 2022 budget and financial results. The updated results are shown on the RMHOA website.

Board votes: It was noted that all board votes will be reported in the Minutes of each meeting. Future meetings will include all committee chairs.

Committees: John Kipp stepped down as chair of the Architectural Review Committee after several years of valuable service. Mike Etter nominated Joe Naill to replace John as chair. John will remain on the ARC. Dave Baron will also join the ARC at this time. The board agreed that the ARC will operate independently of the board, but will notify the board of its decisions. Mike will review and circulate the deed restriction compliance list. Applications for ARC approval of plans will be sent directly to Joe Naill. Re ARC matters, there were also discussions regarding trailers in driveways and fences. Current ARC members are Joe Naill, Dave Baron, John Kipp, Bob Schumacher and Greg Trnka.

There was discussion about the responsibilities of the Capital Improvements Committee (current members: Dave Baron, Bill Brochue, John Kipp, Joe Naill, Bob Schumacher.)

Deed Restrictions: There was discussion regarding revising/updating the deed restrictions. Mike recommended appointing Bob Schumacher to chair a committee to oversee the project. All agreed.

Pavilion at upper launch: Dave Baron reported he’s ready to start work on the pavilion and will be able to pour concrete as soon as the weather allows.

Maintenance: It was announced that Dave Baron will resume handling heavy maintenance projects for the HOA.

Storage sheds: There was a discussion regarding storage shed design and placement. The BOD / ARC will continue to enforce the covenants.

Quarterly Board meetings: It was also agreed that starting with the next board meeting (April 8), HOA members will be allowed to sit in on quarterly meetings.

Mowing contract: It was agreed that fees to mow unoccupied lots will need to be increased next year. The common areas will be mowed weekly, the easements every 10 days, and empty lots once a month.

Correspondence: Mike will send members a letter introducing new board members, and announcing that in the future most mailings to members will be electronic (not including annual meeting announcements / ballots, HOA dues bills, and anything else of a legal nature).

Lights: It was decided to have Dave Baron remove the path lights at the entrance and replace the spotlights. The plastic landscape border will also be replaced with a metal one. Dave will also replace the bulbs in the lamp posts on lot 75.

Trash pickup: Vicki Brochue will get prices for trash pickup in the neighborhood, so at the annual meeting in October we can determine whether there is interest in having a single vendor handle the entire neighborhood.

Welcome packet: Vicki put together a sample “Welcome” packet for review. Julie Naeger volunteered to deliver a welcome basket along with home-baked goodies. Mike proposed, seconded by Bob, and agreed to by all that the HOA will reimburse Julie for this, up to $25 per basket.

Legal issue: Mike informed the board that a meeting has been set with the HOA’s attorney to discuss revising the deed restrictions and finalizing the legal situation regarding lot 88.

Mike stated his desire to have board minutes posted on the website within 30 days of each meeting, with “RM Notes”—an informal newsletter—posted about halfway between meetings. Quarterly meetings this year will be April 8 and July 15.

There being no further business, Mike moved to adjourn the meeting at 11:55, seconded by Vicki and unanimously approved.

Bob Schumacher

Secretary