River Mist Homeowners’ Association

Annual Meeting

October 14, 2023

New Market City Hall

Minutes

HOA Board President Mike Etter called the meeting to order at 10 AM.

Mike Etter moved and Bob Schumacher seconded a motion to approve the minutes of

the previous annual meeting. Everyone approved.

There was then a discussion of efforts to keep the membership informed. Minutes of

the three Board meetings were posted to the website, and two newsletters were

distributed. Mike then mentioned that 34 lots have homes that are now occupied.

Rey Martinez reported on the Capital Improvements Committee. He noted that the

construction of the pavilion at the upper river access came in about $3000 under

budget, thanks to the efforts of Dave Baron and the volunteers who worked with him on

the construction.

Rey also talked about efforts to improve the landscaping at the entry to River Mist,

including new borders and lights. It was suggested that the RM sign be checked for

rust. It was noted the camera is not in use.

Rick Taylor reported on the website. Vicki Brochue and Sue Rosenthal serve on the

Website Committee. Rick noted that there have been about 27-28,000 visits year-to-

date. Jerry Triplett suggested that the HOA tax return be posted to the site each year,

and all agreed.

Vicki Brochue said the Welcome Committee welcomed eight new residents this year,

with a plant given to each as a housewarming gift.

Bob Schumacher spoke about the HOA Directory.

Mike reported on the mowing, and noted we will have to get a new contractor next year,

as David Seals will no longer be able to do it. Hopefully after the January Board

meeting details will be available on next year’s mowing contract.

Pat Thompson gave the Treasurer’s report, reviewing 2023 expenses through

September, and the 2024 budget. A motion was made and seconded, and all agreed to

approve the 2024 budget.

Bob Schumacher gave an update on the project to revise/update the HOA Restrictive

Covenants (deed restrictions). Drafts of the revision will be emailed to all residents

within the next few days for their approval or suggested changes. Responses are

requested by November 15. Once any recommended changes have been reviewed

and incorporated as appropriate, a final vote will be taken. Two-thirds (67%) of lots

must approve the changes for the updates to take effect.

Roundtable

There was discussion regarding lot owners’ responsibilities to keep drainage culverts

open. It was noted that because of their heavy concrete construction the culvert

between lots 37 and 38 is not the owners’ responsibility.

Julie Naeger recommended having an annual social event, such as a pig roast, to

provide an opportunity for members to get to know each other better. All agreed that was a good idea.

Angela Lindsey talked about efforts to get everyone on Group Me, for convenience in

disseminating information to everyone.

There was discussion regarding policing building sites. Mike spoke about dealings with

contractors and owners who are building, since it is their responsibility to keep sites

clean.

Architectural Review Committee activities during the past year were reviewed. Lois

Baron suggested that the ARC should meet with owners and their builder on the site

before granting approval. Mike reviewed the need for any changes after initial approval

to be submitted for approval. Anyone interested in joining the ARC was asked to let

Board members know.

It was suggested that ARC decisions, including a record of individual votes and

rationale for the votes be reported to the members. It was agreed they will be published

on the website in the future.

A suggestion was made that a sandwich-sign be posted to announce annual meetings.

The Board will acquire a sign.

There was discussion regarding the new No Parking signs. It was agreed that

whenever possible there will be no street parking.

A suggestion was made, and all agreed, to change the annual meeting from November

to March, so a full year’s financial results can be reviewed. All agreed. Note: The By-

Laws in Article III Section 1 state: “The Association shall have an annual meeting of the

members which shall be held on or before the third Thursday of November each year.”

So the By-Laws do not need to be amended. (Note: Board needs to reconsider, since Annual Meeting is when the budget for the next year is approved.)

There being no further business, the meeting was adjourned at 12:00 PM.

Bob Schumacher, Secretary