

River Mist on the Holston  
Homeowners' Association Board Meeting

August 24, 2024

Jefferson City Library

Board members attending: Ginger Tomlin, Mike Etter, Angela Lindsey, Rey Martinez, Bob Schumacher—and by phone Pat Thompson. Gil Sherrill had to attend a funeral.

President Ginger Tomlin called the meeting to order at 10 AM.

The first item of business was a review of the status of the project to revise the outdated deed restrictions. Bob Schumacher noted that the revisions were not approved, and the BOD has decided that any further attempt to revise the outdated restrictions should be handled by a the next BOD.

Mike Etter then provided an update regarding the mowing of vacant lots. One hay mowing remains to be done in the immediate future, and then frequent mowings will continue for the rest of this year. He said that at the annual meeting this fall, members will vote on how they want the mowing handled next year.

Rey Martinez discussed ongoing capital improvements. Thirty new lights were installed at the entrance off Buck Hollow Road, along with updating landscaping. He also reported on a major irrigation system leak, which has been repaired, and commented regarding care and maintenance of the roses planted there. Trina Coggins suggested putting out a notice when future work is scheduled, to encourage others to help out. It was noted we need to thank Rey, Dave, Bill and others who worked on the projects. Jerry Triplett said Wally Godby should be thanked for his work on Lot 6, and Angela noted she has thanked him, and Rey plans to. Ginger asked Jerry to pass along the Board's thanks to Wally.

Discussion then turned to contractors, signs, etc. One member requested that profanity not be allowed on yard signs. It was noted two signs are allowed—one builder's sign and one realtor's sign. Street parking and other issues attendant to building were discussed, and it was said that most builders try to comply with our restrictions. Members were told to report issues to Clark Linsey.

Members were asked not to put personal trash in builders' dumpsters.

Pat Thompson reported on the HOA's financial status—approximately \$47,00 in the bank, with about \$13,000 in the reserve account and \$34,000 in the operating account. She also gave an update on delinquent accounts.

Ginger reported on the BOD's decision regarding working at home. Piano lessons are allowed, as is craft work and other things that do not bring heavy traffic, large truck deliveries, etc.

Website matters were reviewed. It was noted that Minutes of a meeting are unsigned. It was also asked the members cut down on nasty emails, meanness, etc.

The meeting was opened to floor discussion. Vicki Brochue brought up issues relating to changing deed restrictions to require future homes be a minimum of 2000 square feet. Jerry Triplett said Minutes from a previous year said ARC operates autonomously, so he questioned why the BOD votes on ARC decisions.

John Kipp suggested using work orders to segregate costs, so when Pat Thompson gets the bills she knows what category the expenses are. She indicated she already gets that information.

Jerry Triplett talked about several issues—GroupMe, by-laws and a July email. He wants to have a committee to recommend changes to the HOA's by-laws—wants to give members more power, the BOD less. Mike Etter moved and Bob Schumacher seconded a motion, then passed by the BOD, to allow Jerry to set up a BOD recognized committee to provide its recommendations to the Board.

Julie Naeger suggested HOA emails contain a disclaimer—"Do Not Reply All—If you're not interested, simply delete".

It was suggested that handrails be placed at the river launches. This will be further discussed at the annual meeting.

Linda Schumacher asked that everyone thank all the various volunteers serving on the BOD, ARC and other committees for all their efforts and time.

Mike Etter commented regarding HOA legal actions, and offered to stay after the meeting if anyone had particular questions they wanted addressed.

Ginger adjourned the meeting at 11:22AM.