

River Mist on the Holston
Homeowners' Association
Minutes of the Annual Meeting
October 26, 2024
Jefferson County Library

The meeting was called to order by president Ginger Tomlin at 10 AM. Board members present were Ginger Tomlin, Pat Thompson, Bob Schumacher, Mike Etter, Angela Lindsey and Rey Martinez.

The first order of business was approval of the Minutes of the 2023 Annual Meeting. Moved by Mike Etter, seconded by Bob Schumacher, the approval was unanimous.

ARC -- Clark Lindsey reported on Architectural Review Committee activities, including a new dock being constructed and Rosenthals request for paint color approval for their home. Wally Godby suggested that a requirement for paint color approval be added to the Restrictive Covenants. Another attendee commented that such approvals are common in other HOAs. Bill Brochue asked whether ARC has become involved with meeting with builders as well as lot owners, and was assured they have been doing that for most of the past year. Lois Baron expressed dissatisfaction with elevations on certain homes. Jerry Triplett complained about upkeep on Lot 69 (he had wrong lot number—should have been 66), and was assured that has been dealt with.

Capital Improvements Committee –Rey Martinez gave an update on work at the entrance—about 95% completed. Rock work is done. Water leaks have been fixed. There are still a couple of lights to be replaced. Some plantings remain to be done. He noted that in some areas there cannot be more plantings, because tree roots are too close to the surface.

Deed Restrictions – Bob Schumacher reported that nothing has been done since the updates were not approved—BOD felt it should be left for next BOD to handle. In response to Jerry Triplett's request, Bob presented a summary of legal fees for 2023 and 2024: Bob said the current restrictions expire in November, 2025, and will automatically renew in their current outdated form without action by the HOA. In response to comments by Jerry Triplett, Mike Etter pointed out that the attorney's fees were a good investment—we now have a sound basis for proceeding with the restrictions updates.

Attorney's Fees	2024	2023	Total
Total	\$ 2,500	\$ 1,175	\$ 3,675
Deed restrictions	1,425	750	2,175
Jerry Triplett & Wally Godby	875	375	1,250
Miscellaneous	200	50	250

Welcome Committee – Julie Naeger commented regarding new neighbors, and thanked Ginger Tomlin for baking welcome gifts and helping to welcome new residents.

Rick Taylor was not present, so Mike Etter commented on the website, and thanked Rick for all his work maintaining it.

Mike Etter gave an update on mowing, and presented preliminary information regarding next year's options (attached). There was discussion regarding whether the HOA should still offer mass mowing of empty lots, and by a show of hands nobody supported the HOA quitting it. Bill brochure suggested that owners with lots to be mowed should have a say in the decision, but Pat Thompson commented that that is Board business. Mike also discussed efforts to deal with slippery slopes at the river access areas. Railings at the launches were discussed, and Lois Baron suggested using rope railings.

Treasurer's Report – Pat Thompson gave a detailed report, reviewing 2024 year to date financials and explaining the 2025 budget, which she suggested should be approved by the new BOD. 2024 expenses were somewhat higher than normal because of water leaks at the entrance, and increased postage costs. There was discussion regarding electric costs, and Wally Godby suggested turning off the street lights. By show of hands, nobody in the room agreed with him. Bill Brochue suggested selling Lot 75 if at some point the HOA needs money. It was pointed out that that would violate Restrictive Covenants and the lot may not meet the minimum size requirement.

There was discussion regarding where a playground should be installed, and Mike pointed out that at a previous meeting it was decided the best place is the upper launch area. That led to a discussion regarding HOA liability, and the need to increase HOA insurance if a play area is installed. Julie Naeger and Rey Martinez will develop a proposal regarding installing a playground.

It was agreed the next Annual Meeting will be in October, 2025, with the date to be determined by the new BOD.

Roundtable discussion—Lois Baron suggested the attempts to revise the Restrictive Covenants should not be an "all or nothing" approach. There was discussion about having HOA members vote next time on individual changes within the restrictions. Jerry Triplett moved that there be no further attempts to update the Restrictive Covenants before 2028. No one seconded the motion, so there was no vote on it.

Results of the Board election were announced. Angela Lindsey and Rey Martinez are the only current BOD members continuing on the Board. Gil Sherrill and Bob Schumacher are at the end of their terms. Ginger Tomlin and Mike Etter resigned as of the conclusion of this meeting; Pat Thompson resigned as of December 31, so she can finish all the financial requirements for this year and enable a smooth transition. It was also announced that Lauren Carroll, our very capable attorney, has dropped us as a client because of the ongoing friction within our membership.

38 ballots received

Votes per candidate

Trina Coggins	44
Julie Naeger	40
Rey Martinez	34
Scott Sharp	33
Jerry Triplett	15
Wally Godby	13

Write-ins:	Dave Baron	12
	William Salmons	11
	Sherry Godby	9
	Lisa Salmons	5
	Gil Sherrill	4

The first six on the list will serve on the Board. In accordance with past practice, those with the fewest votes (Jerry and Wally) will serve one-year terms, so that as of next year's meeting all terms will again be two years, with about half up for election each year.. Trina, Julie, Rey and Scott will serve two-year terms.

There being no further business, the meeting was adjourned at 11:11 AM.

Bob Schumacher, Secretary

Attach resignation letters