

Minutes from June 17, 2025 River Plantation Section VIII

Open HOA Board of Managers Meeting

Call to Order: Meeting was called to order at 6:30 PM by Bill Cave, President.

Board Members present were Kathy Arnold, Secretary, Maureen Abbey, Treasurer, Debby Fisher, and Terry Grave.

Approval of Minutes from 03/18/2025, HOA Open Board Meeting: Maureen made a **MOTION** to approve the March 18, 2025, Open HOA Meeting Minutes, Debby seconded; all were in favor. Minutes from the March 18, 2025, RP8 Open HOA Board Meeting were approved. The April Open HOA Meeting was the Annual Meeting, and those minutes will be approved at the annual meeting next year. Also, there was no Open HOA meeting on May 20, 2025, as it was cancelled due to bad weather.

Financial/Treasurer's Report – Maureen Abbey

The Treasurer's Report for May 2025 was given by Maureen Abbey highlighting updates on the reserve fund and monthly expenditures. It was noted that the reserve fund remains stable, and the recent repairs had been accounted for within the budget.

- 1) Total cash balance is \$714,240, an increase of \$21,538 for the month of May 2025.
- 2) The total Accounts Receivable from delinquent HOA dues and late fees are \$11,144. This excludes any monies owed for the roof assessment and the insurance invoice.
- 3) The balance owed as of 5/31/2025 for the 2024 insurance billing is \$3,603.04. No change for the month of May 2025.
- 4) The outstanding balance owed on the roof assessment is \$349.30 as of 05/31/2025. There is no change for the month of May 2025.
- 5) YTD Revenue Budget is \$199,375 ~ actual is \$202,929 collected.
- 6) Excluding Capital Expense and Insurance Liability YTD Expense Budget is \$149,892 – actual is \$126,728.

Notes: Maureen mentioned that the invoices for the insurance assessment for this year are to be mailed the week of July 21st, 2025. These will be due in full by July 31st, 2025. Or there is the option of paying 5 equal payments + 6% interest, all are to be paid in full by December 31, 2025.

Old Business:

Bill mentioned the By-Law Team is waiting to hear from the attorney hopefully soon, and then the cottage meetings will begin sometime hopefully in August or first of September.

New Business Report was given by the President, Bill Cave.

Bill mentioned that the Board of Managers has voted and authorized all Board Members to join the Community Association Institute (CAI), Membership. All homeowners in attendance agreed it would be a very good thing to do.

There was discussion about the wording in the rules and regulations concerning dogs not being leashed. Bill brought up his opinion that unless you can enforce it there is really no need to have it as a rule. Others stated that even though you may not be able to police it, or always enforce the rule, it is still worth having it

mentioned, as most residents would probably abide by and follow the requirement of a pet being leashed at all times. Most all were in favor of it being put into the Rules and Regulations.

Linda, the Property Maintenance Manager, could not be at tonight's meeting. Therefore, there was no maintenance report other than the brief mention and discussion of the new paint palette in the works. There will be a "focus meeting" scheduled for July 1, 2025 at 6:00 pm for "feedback" on paint palette colors. And concerning the Piedmont Gas Line Project - Piedmont Natural Gas are actively drilling and stringing pipe. They will continue into August, moving on toward Old Harding.

Meeting Adjournment: Maureen made a **MOTION** to adjourn the meeting at 7:05 PM; Debby seconded; all were in favor.

Respectfully Submitted,
Kathy Arnold, Secretary
River Plantation Section VIII Board of Managers