

River Oaks Property Owners Annual Meeting (re-scheduled)  
June 17, 2021  
River Oaks Clubhouse  
7:00 PM

Jim Rowalt stated all proxies needed to be turned in before the meeting is called to order as stated in the By Laws. All proxies were provided from the meeting floor.

The annual meeting was called to order by Jim Rowalt. He announced that a quorum was present for a re-scheduled meeting as per the By-Laws which provide that “any number of shareholders present in person or represented by proxy, although less than the specified quorum fixed by this Article, shall nevertheless constitute a quorum for the purposes of electing Directors or transacting any other business specified in the notice to members.” There were approximately 40 residents in attendance.

Jim Rowalt introduced himself and indicated he would chair the meeting. The other current board members present were Henry Hunter, Shannon Ober and Tim Wright. D. J. Audibert, with GNO Property Management and Charlotte Boswell, Facilities Manager with Safewater Management were present. Jim Rowalt introduced them.

Proof of notice of the Annual meeting was stated in a letter dated 2/12/22 which was mailed to property owners.

Jim Rowalt reviewed the agenda. Handouts included in the meeting packet were the agenda, 2020 GNO financials, 2021 proposed budget, a GNO summary of covenant violations and a ballot for board of directors vote.

Mr. Rowalt stated that the meeting would be conducted according to Robert’s Rules of Order.

## REPORTS OF OFFICERS

### Review of Financial Statements

Jim Rowalt reviewed the GNO financial statements provided in the handout.

### 2021 Operating Budget

Jim presented the 2021 Operating Budget. Total income is projected to be \$238,040, which includes an annual assessment of \$624 from 275 developed lots and \$312 from 10 undeveloped lots as well as a special assessment for street maintenance and repairs of \$200 from 285 developed and undeveloped lots. Late fees and interest are not included in the budget although there is an accrual of fee income. The annual assessment remains the same as 2020. Total expenses are forecasted to be \$237,681. Jim reviewed the larger expense items and indicated GNO Property Management fee remains the same at \$5.35 per lot. Additionally, Jim reviewed from the proposed budget handout the activity in the two reserve accounts – capital projects and street maintenance.

Jim asked for a motion to approve the budget. This motion was seconded, and the budget was approved by a voice vote from attendees.

## REPORTS OF COMMITTEES

### Covenant Review Committee

DJ Audibert discussed the Covenant Violation handout. He indicated GNO uses a three-letter system:

1. First violation – resident notified and given 15 days to correct
2. Second violation – letter includes stronger language about enforcement; fines may be possible
3. Third violation – letter with fine indicated

Most noted violations are: trash cans being left out after collection; lawn and garden maintenance; trailers in resident's driveway; and overnight-street parking on a regular basis.

### Architectural Review Committee

Jim Rowalt indicated the ARC consists of himself, Warren Schuster and Patrick Anderson. He stated that 17 plans/requests were submitted for approval. There was one new house, one circular driveway, two fences, eight tree removals, two swimming pools, one driveway extension, one outdoor kitchen, one request to raise a fence for RV parking (rejected).

### Pool Committee

Tim Wright indicated all new pool chairs have been purchased and will be put out at the start of the new pool season.

### Election of Directors for 2021

Jim Rowalt indicated that Directors are elected each year. The notice of the meeting letter also indicated that anyone interested on serving on the Board should contact him. He said that he had been contacted by Eric Short and Warren Schuster to serve. The By Laws allow for 3 to 7 directors. Jim reviewed the ballot and asked for nominees from the floor. The current BOD (Hunter, Ober, Geyer, Rowalt & Wright) are seeking re-election. There were no other nominations from the floor. A motion was made to accept the vote by acclamation and the motion was seconded. Vote taken by acclamation and current board members were re-elected and Eric Short and Warren Schuster were elected.

### Unfinished business

There was no unfinished business from 2020 since there was no Annual Meeting.

### New Business

A motion was made to form a committee to study traffic issues which included lowering the speed limit, installing speed humps and Sheriff details. The motion was seconded and approved after discussion. Initial committee members were Kevin Buccola, Dennis Derbins & Michaele Sceflo. The committee was to report to the BOD within 90 days.

### Adjournment

A motion to adjourn the meeting at 8:45 PM was made and was seconded and the motion was approved by voice vote.