

**RIVERSIDE CHASE HOMEOWNER'S ASSOCIATION
2016 ANNUAL MEETING
NOVEMBER 12, 2016**

Attending: 14 residents of Riverside Chase

Board members present: Steven Jackson, President; Josh Edwards, Vice President; Reinaldo Rementeria, Treasurer; Kathy Greene, Secretary; Trish McGrath, Member at Large; James Honaker, Member at Large

Steven Jackson welcomed the attendees. He noted there were not enough residents in attendance to have a quorum for voting purposes.

Reinaldo Rementeria presented the Treasurer's Report. He highlighted the fact that the operating and reserve account balances were up \$9,490 from 2015 due, in large part, to a heightened focus on collections of delinquent homeowner's fees. Current expenses were reviewed along with the 2017 budget. General assessments and expenses for 2017 will essentially remain unchanged from 2016.

An opportunity was provided for questions.

Steven Jackson provided the Community Update which included the following items:

- 1) Construction of a sidewalk between the subdivision entrances
- 2) A new locking mechanism was affixed to the storage lot gate along with a lock box for CPW access.
- 3) The storage lot was cleaned out today in preparation for the landscaper to provide ongoing weed treatment throughout the year.

Kathy Greene provided a report on Welcome Committee activities in 2016. Any interested residents were invited to participate on the committee.

Steven Jackson provided a brief explanation of the more stringent lien and foreclosure process now in place for residents who are delinquent with annual dues. He stated this modification has dramatically improved our collection efforts.

An Open Forum was provided for residents to address issues of interest/concern and provide feedback:

In an effort to increase attendance, it was suggested that annual meetings be held on Saturday mornings before 11 a.m.

A concern was raised about residents parking on the street. The board responded that the subdivision does not own/maintain the streets in the neighborhood. Therefore, we abide by the City of Greer ordinances which do allow for street parking with certain restrictions, i.e. maintaining a certain distance from fire hydrants, not blocking driveways, etc.

Additional concerns were brought up about cars waiting at the upper subdivision entrance to pick up children after school. The board noted that several attempts have been made in the past to address this issue. Board members have talked with school officials, the police and to the parents themselves. However, little progress has been made.

Two residents stated they have seen cars speeding in the neighborhood during their daily walk. The board encouraged residents to get license plate numbers and vehicle descriptions, if possible, so these infractions can be reported.

It was mentioned that several stop signs in the subdivision need to be replaced. The board will follow up on this.

A general discussion was had about fence building and modifications to fences including those which needed approval by the Architectural Committee.

Reinaldo Rementeria encouraged residents to join the Next Door website as a way to keep informed about what's going on in the neighborhood and surrounding community.

He also stated that new LED lights will be installed at both subdivision entrances. This will save money and allow for some flexibility in changing out colors during the holiday season.

New board members were assigned:

President: Josh Edwards

Vice President: Trish McGrath

Treasurer: Reinaldo Rementeria

Secretary: Steven Jackson

Member at Large: James Honaker

The next board meeting will be held on Saturday, January 21, 2017 at Stompin' Grounds Coffee House at 8:30 a.m.

The meeting adjourned at 2:45 p.m.

Kathy Greene

Board Secretary