

RIVERSIDE CHASE HOMEOWNER'S ASSOCIATION
BOARD MEETING
September 24, 2016

ATTENDING: Steven Jackson, Rey Rementeria, Kathy Greene, Josh Edwards

The meeting was called to order at 8:35 a.m.

The minutes from the board meeting on August 20, 2016 were approved.

Rey presented the Treasurer's Report. Rey noted that the increase in attorney fees was related to foreclosure proceedings.

Additional information was presented regarding the status of past due accounts. Rey stated that several residents were getting monthly reminders for past due accounts with interest owed in the amount of \$2.00 or less. It was unanimously agreed that these accounts would be closed and, going forward, the same rule would apply for accounts with interest owed in the amount of \$2.00 or less. Rey will notify the management company.

Rey will also notify the management company to stop making deductions for reserve contributions.

The status of outstanding covenant violations was discussed. A Final Notice will be sent to one resident and our attorney will review pertinent documentation relating to another violation. Kathy will request that the management company forward all communication relating to the second violation to Rey Rementeria.

The Welcome Committee made two visits last month and one this month. There is a new resident who has expressed interest in serving on the committee. Kathy is following up on this.

There were two requests made to the Architectural Review Committee this month. Both were denied. The residents will be contacted with a request for additional information/removal or modification in order to ensure compliance with the covenants.

The new latch has been affixed to the storage lot gate. Josh has obtained a new lock and distributed keys to each board member today. He will be getting

duplicate keys made for the small storage shed and will distribute those to board members as well.

Josh has obtained replacement flags for the subdivision entrances.

No further action will be taken on the sprinkler system at this time.

Steve is working on items that will be included in the mailing to residents about the upcoming annual meeting in November. He will be submitting this information to the management company. The mailing will include the meeting notice, agenda, budget, 2017 dues notice and newsletter. Signs reminding residents of the annual meeting will be placed at the subdivision entrances.

At the board's request, Proscap Properties modified our existing landscape maintenance contract to include an annual (and break through) weed treatment of the community storage lot. The cost of the treatment was divided over the 12-month period and will be added to our monthly statement beginning November 1, 2016. Kathy will mail the revised contract to Proscap Properties with a request that the board be notified prior to the weed application to allow time to clean/weed eat the storage lot in preparation.

Kathy contacted the City of Greer regarding the existing noise ordinance. In the city, it is generally accepted that on July 4th and New Year's Eve, fireworks are to terminate between 12 midnight and 1:00 a.m. If residents have a concern regarding excessive or disturbing noises then or at any other time, they are to contact the City of Greer Police Department who will assess and address these issues on a case by case basis.

There will not be a board meeting in October. The annual meeting is scheduled for Saturday, November 12, 2016 at 2:00 p.m. at Riverside Baptist Church.

The meeting adjourned at 9:25 a.m.

Kathy Greene
Board Secretary