

**River Point Community Association
Board Meeting Minutes
January 18, 2021**

Call to Order: Shantell Hughes, President, called the meeting to order at 6:31pm.

Roll: Brian Noell, David Tackett and Laurie Garcia

Invitees: All association members

Approval of Minutes:

November 16th Meeting Minutes - Approved and filed as read.

Managers' Report:

Security Report for November and December - Submitted and available at meeting.

Officer's Report:

Treasurer's Report for November and December - Submitted and available at meeting.

Committee Reports:

ARC Report for November and December - Submitted and available at meeting.

Unfinished Business:

Kernan Wall Construction – **No motion was made. Discussion postponed until next Board meeting.**

New Business:

None.

Open Forum:

More communication would be good. Perhaps the agenda could be emailed out ahead of time to give homeowners the opportunity to see what will be discussed. Asked if meetings could be done on Zoom.

Questions regarding a federal lawsuit filed by Mr. Mickle were discussed. The Association has not been served at this time.


Meeting was adjourned at 7:55pm.

Members in Attendance at Meeting:

Blaine and Ann Drum
Rene Garcia
Stefani Sellers
Allen Winsor

Minutes approved:

As read ✓
As Corrected
Date: 3/16/21



Brian Noell, Secretary

Treasurer's Report

November 2020

Income – \$50.13

Disbursements - \$9,240.02

Balance as of November 30, 2020 – ~~\$0.189.89~~

David Tackett
Treasurer 2020
River Point Community Association, Inc.

River Point Community Association, Inc.
Balance Sheet
As of November 30, 2020

	<u>Nov 30, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
C1CU 24mo CD	65,187.17
C1CU Money Market	46,631.93
C1CU Savings	2,025.90
Smartsstreet	20,725.10
Total Checking/Savings	<u>134,570.10</u>
Accounts Receivable	
Accounts Receivable	-1,772.25
Total Accounts Receivable	<u>-1,772.25</u>
Total Current Assets	<u>132,797.85</u>
TOTAL ASSETS	<u><u>132,797.85</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Reserves	24,386.13
Total Other Current Liabilities	<u>24,386.13</u>
Total Current Liabilities	<u>24,386.13</u>
Total Liabilities	24,386.13
Equity	
Retained Earnings	107,527.87
Net Income	883.85
Total Equity	<u>108,411.72</u>
TOTAL LIABILITIES & EQUITY	<u><u>132,797.85</u></u>

Treasurer's Report

December 2020

Income – \$188.38

Disbursements - \$13,185.78

Balance as of December 31, 2020 – \$12,997.40

David Tackett
Treasurer 2020
River Point Community Association, Inc.

River Point Community Association, Inc.
Balance Sheet
As of December 31, 2020

	<u>Dec 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
C1CU 24mo CD	65,311.86
C1CU Money Market	46,647.78
C1CU Savings	2,026.08
Smartstreet	44,623.77
Total Checking/Savings	158,609.49
Accounts Receivable	
Accounts Receivable	-39,028.35
Total Accounts Receivable	-39,028.35
Other Current Assets	
Undeposited Funds	344.00
Total Other Current Assets	344.00
Total Current Assets	119,925.14
TOTAL ASSETS	119,925.14
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Reserves	24,510.82
Total Other Current Liabilities	24,510.82
Total Current Liabilities	24,510.82
Total Liabilities	24,510.82
Equity	
Retained Earnings	107,527.87
Net Income	-12,113.55
Total Equity	95,414.32
TOTAL LIABILITIES & EQUITY	119,925.14

River Point Security Report - November 2020

Through the month, contact was made with residents in the neighborhood who were observed walking in the area. During the month, the following days patrol efforts were enforced on the following dates along with CCR numbers all incidents were logged under.

11/06/20 CCR# 704752

During the day of 11/06/20 a heavy traffic presence was made. I positioned my vehicle at all the entrance/exit points in the neighborhood at some time during the deployment. There was light vehicle travel during my time of the deployment due to inclement weather (rain). I was also unable to make contact with residents due to the late hour. I observed no vehicles parked on Monument Landing Blvd. There were also no commercial vehicles parked in the subdivision. There was no suspicious activity in the neighborhood during my time.

11/08/20 CCR# 708350

During the day of 11/08/20 a heavy traffic presence was made. I positioned my vehicle at all the entrance/exit points in the neighborhood at some time during the deployment. There was heavy vehicle travel during my time of the deployment. I observed one vehicle parked on Monument Landing Blvd, owners of the vehicles later moved the vehicles. There were no signs of driving infractions during my time of the deployment. There were no commercial vehicles parked in the subdivision. I made contact with residents on Running River Road, Misty Haven Lane, and Trimlawn Lane they advised they had no issues or concerns. There was no suspicious activity in the neighborhood during my time.

11/19/20 CCR# 732897

During the day of 11/19/20 a heavy traffic presence was made. I positioned my vehicle at all the entrance/exit points in the neighborhood at some time during the deployment. There was light vehicle travel during my time of the deployment. I observed no vehicles parked on Monument Landing Blvd. There were also no commercial vehicles parked in the subdivision. Contact was made with residents at 12141 Running Brook Drive, 1440 Panther Run Road, 12313 Dunwoody Drive who advised they had no concerns. A large group of cyclist was observed riding through the subdivision and they were advised that they could not block the roadway and that needed to keep a lane of travel open. There was no suspicious activity in the neighborhood during my time.

11/24/20 CCR# 743966

During the day of 11/24/20 a heavy traffic presence was made. I positioned my vehicle at all the entrance/exit points in the neighborhood at some time during the deployment. There was no contact with residents during the deployment due to the late hours of work. There was no suspicious activity in the neighborhood during my time.

River Point Security Report – December 2020

Through the month, contact was made with residents in the neighborhood who were observed walking in the area. During the month, the following days patrol efforts were enforced on the following dates along with CCR numbers all incidents were logged under.

12/06/20 CCR# 767260

During the day of 12/06/20 a heavy traffic presence was made. I positioned my vehicle at all the entrance/exit points in the neighborhood at some time during the deployment. There was heavy vehicle travel during my time of the deployment. There were no driving infractions observed during my time. I also checked Monument Landing Blvd. for any commercial vehicles parked or obstructing the roadway. My results of finding any illegally parked vehicles were negative. Several residents were out walking their dogs without leashes, all were reminded to have leashes on for the safety to all. There was no suspicious activity in the neighborhood during my time.

12/14/20 CCR# 786073

During the day of 12/08/20 a heavy traffic presence was made. I positioned my vehicle at all the entrance/exit points in the neighborhood at some time during the deployment. There was heavy vehicle travel during my time of the deployment. Contact was made with residents at the listed addresses: 12324 Raleigh Ridge Drive South, 12328 Raleigh Ridge Drive South, 12333 Raleigh Ridge Drive South, 1602 Panther Ridge Court, and 11254 Monument Landing Boulevard. All residents were advised to contact me if they observed any suspicious activity. They went on to say they had no additional questions, comments, or concerns.

12/19/20 CCR# 790688

During the day of 12/19/20 a heavy traffic presence was made. I positioned my vehicle at all the entrance/exit points in the neighborhood at some time during the deployment. There was light vehicle travel during my time of the deployment due to the late hour. I observed no vehicles parked on Monument Landing Blvd. There were also no commercial vehicles parked in the subdivision. There was no suspicious activity in the neighborhood during my time.

12/24/20 CCR# 806720

During the day of 12/24/20 a heavy traffic presence was made. I positioned my vehicle at all the entrance/exit points in the neighborhood at some time during the deployment. There was no contact with residents during the deployment due to the late hours of work and heavy rains. There was light vehicle traffic. There was no suspicious activity in the neighborhood during my time.

ARC Requests 2019

1/8	12225 High Laurel Dr.	tree removal	app
1/22	12236 High Lauren Dr.	fence	app
1/30	12103 Rush Creek Dr. N.	gutters	app
2/11	1656 Swimming Salmon Pl. S.	roof	app
2/14	1322 Trotters Walk Way	windows	app
2/16	12204 Beach Run Dr.	fence	app
3/8	11258 MLB	fence/trees/shed	app
3/12	1602 Crabapple Cove Ct. N.	paint	app
3/12	1356 Pink Panther Dr.	paint	app
3/19	12145 Trimlawn Ln.	front bed landscape	app
3/27	12314 Dunwoody Dr.	fence	app
3/29	1766 Rush Creek Dr. W.	paint	app
4/26	1772 Woodenrail Lane	pergola	app
5/1	1458 Crabapple Cove Ct. S.	windows	app
5/10	1633 Crabapple Cove Ct. N.	paint & gutters	app
5/31	12322 Dunwoody Dr.	concrete patio extension	app
6/1	1848 Rambling Ridge Dr.	shutters	app
6/18	11288 MLB	roof	app
6/19	11216 MLB	fence	app
6/22	11356 MLB	door & shutters paint	app
7/15	1360 Trotters Walk Way	fence	app
7/15	1363 Trotters Walk Way	fence	app
7/24	1208 Shallowford Dr. W.	paint	app
7/24	1209 Shallowford Dr. E.	fence	app
7/24	12208 Beaver Run Dr.	paint	app
7/25	12221 Beaver Run Dr.	paint & fence	app
7/26	1370 Running Brook Ct.	fence	app
7/29	12145 Trimlawn Lane	retaining wall	app
8/12	12333 Raleigh Ridge Dr.	windows	app
8/13	12132 Babbling Brook Dr.	roof	app
8/16	1207 Signal Point Dr.	landscape	app
8/22	1639 Swimming Salmon Pl. S.	windows	app
8/31	1749 Swimming Salmon Pl. N.	paint	app
9/9	12132 Babbling Brook Dr.	paint	app
9/13	12326 Dunwoody Dr.	roof	app
9/19	1222 Raleigh Ridge Dr.	fence	app
9/25	1902 Shadow Ridge Trail	fence & pavers	app
9/25	1443 Crabapple Cove Ct. S.	fence & shed	app
10/14	11326 Monument Landing Blvd.	paint	app
11/18	12204 Beaver Run Dr.	paint	app w/con
11/20	1222 Raleigh Ridge Dr.	windows	app
11/26	12204 Beaver Run Dr.	front screen door	app
12/16	1346 Running Brook Ct.	garage door	app
12/28	11210 MLB	paint	app