

**River Point Community Association
Board Meeting
July 15, 2019**

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

Roll: Helen Hammond and David Tackett

Invitees: All association members

Approval of Minutes:

May 20th regular meeting minutes - Approved and filed as read.

Managers' Report:

Security Report for May and June - Submitted and available at meeting.

Officer's Report:

Treasurer's Report for May and June - Submitted and available at meeting.

Committee Reports:

ARC Report for May and June - Submitted and available at meeting.

Unfinished Business:

None.

New business:

Kernan Fencing – It was discussed that since Kernan Road has been slightly graded for drainage in one area the fences appear to be only 4'. This now allows people who are travelling by car or walking along the sidewalk to see right over the fence and into several homeowners yards. Two homeowners have asked for a special variance to allow them to put up an 8' fence. The Board will approve their requests with conditions.

Private Property Pond Signs – The Association will purchase 20 "Private Property, No Parking, No Fishing, No Dogs" signs and posts. Homeowners along ponds will have the opportunity to purchase them from the Association at our cost. By purchasing in bulk it will not only save money per sign, but also ensure neighborhood uniformity. **David made a motion to purchase the signs and posts. Helen seconded. All in favor.**

New Landscape Company – Given the numerous issues and concerns we've had with the quality of landscaping, the Association will solicit new bids for landscape.

Amendments – We will begin putting together a few amendments that either need to be included in our CCRs or modified. We will plan to do another mail out later this year. We have volunteers willing to walk around and speak with their neighbors to ensure we hear from all homeowners and get their voices heard.

Lighting and Plumbing at Entrances – We will be getting bids for new landscape lighting and plumbing at the Kernan entrances once construction is complete. We will also look into landscape lighting in the tree island at the MLB entrance and replacing the old flood lights with new LED lights. This will save us money on the electricity bill. We also need a new locking electric box behind the MLB entrance sign.

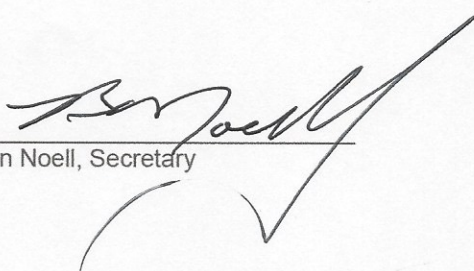
Meeting was adjourned at 7:14pm.

Members in Attendance at Meeting:

Malachi & Erica Wallander
Will Callander

Minutes approved

As read _____
As Corrected _____
Date: 7/16/19



Brian Noell, Secretary

Treasurer's Report

June 2019

Income – \$1,020.23

Disbursements - \$4,763.31

Balance as of June 30, 2019 – **-\$3,743.08**

David Tackett

Treasurer 2019

River Point Community Association, Inc.

River Point Community Association, Inc.
Balance Sheet
As of June 30, 2019

	Jun 30, 19
ASSETS	
Current Assets	
Checking/Savings	
C1CU 24mo CD	63,134.63
C1CU Money Market	46,245.49
C1CU Savings	2,020.34
Smartstreet	52,775.97
Total Checking/Savings	164,176.43
Accounts Receivable	
Accounts Receivable	-1,948.60
Total Accounts Receivable	-1,948.60
Total Current Assets	162,227.83
TOTAL ASSETS	162,227.83
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Reserves	22,333.59
Total Other Current Liabilities	22,333.59
Total Current Liabilities	22,333.59
Total Liabilities	22,333.59
Equity	
Retained Earnings	104,618.65
Net Income	35,275.59
Total Equity	139,894.24
TOTAL LIABILITIES & EQUITY	162,227.83

Treasurer's Report

May 2019

Income – \$1,175.25

Disbursements - \$17,438.14

Balance as of May 31, 2019 – **-\$16,260.89**

David Tackett
Treasurer 2019
River Point Community Association, Inc.

River Point Community Association, Inc.
Balance Sheet
As of May 31, 2019

	<u>May 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
C1CU 24mo CD	63,017.98
C1CU Money Market	46,217.00
C1CU Savings	2,019.92
Smartstreet	56,024.99
Total Checking/Savings	<u>167,279.89</u>
Accounts Receivable	
Accounts Receivable	-1,910.60
Total Accounts Receivable	<u>-1,910.60</u>
Other Current Assets	
Undeposited Funds	484.97
Total Other Current Assets	<u>484.97</u>
Total Current Assets	<u>165,854.26</u>
TOTAL ASSETS	<u>165,854.26</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Reserves	22,216.94
Total Other Current Liabilities	<u>22,216.94</u>
Total Current Liabilities	<u>22,216.94</u>
Total Liabilities	22,216.94
Equity	
Retained Earnings	104,618.65
Net Income	39,018.67
Total Equity	<u>143,637.32</u>
TOTAL LIABILITIES & EQUITY	<u>165,854.26</u>

River Point Security Report

May 2019

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.

05/03/19 CCR# 312583

During the day of 05/03/19 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 traffic during my time. There was also little to no foot traffic during my time as well. No contact was made at any residences due to the late hours worked.

05/16/19 CCR# 345031

During the day of 05/16/19 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. During my deployment, I was notified by several residents of a woman who was knocking on several doors. Residents were advised the woman appeared to be disoriented and other advised she may be possibly drunk. Through my deployment I searched and searched for the individual. After a substantial amount of time, I was able to locate the individual. Upon making contact, the individual did appear disoriented. During my encounter, was able to provide me with her identification. She provided a valid driver's license. I then ran the individual through several databases in an attempt to see if she had any warrants. Results of the warrant search were negative. The individual advised she was without a phone so she was unable to contact any of her family to come and get her. Her vehicle was broke down and she needed assistance getting home and was only going door to door to use the phone. I later transported the individual to her residence to avoid further complaints/conflicts. Three drivers of vehicles were stopped due to equipment violations. All drivers were verbally warned. NOTE: all the drivers were residents of the neighborhood. During my time, there was no foot traffic. There was no suspicious activity observed. . No contact was made at any residences due to the late hours worked.

05/22/19 CCR# 358556

During the day of 05/22/19 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. Two drivers of vehicles were stopped due to equipment violations. Both drivers were verbally warned. NOTE: both the drivers were residents of the neighborhood. During my time, there was no foot traffic.

There was no suspicious activity observed. . I also made contact with a resident about keeping his dog on a leash while walking.

05/28/19 CCR# 278564

During the day of 05/28/19 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. Contact was made with a resident who as driving a golf cart in the neighborhood. I also checked on all houses for sales in the neighborhood. The houses consisted the following: 1819 high brook court, 1771 High brook court, 12244 High Laurel Dr, 1749 North Swimming Salmon Place, 1642 Panther Ridge Court, 1240 West Shallowford Drive, 1222 Raleigh Ridge Drive, 12319 South Raleigh Ridge Drive, 1359 Trotters Walk Way, 1553 North Crabapple Cove Court

04/24/19 ccr# 290189

During the day of 04/24/19 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. 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.

I think more presence in the area will be effective.

River Point Security Report - June 2019

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.

06/10/19 CCR# 404356

During the day of 06/10/19 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 traffic during my time. A driver of a vehicle was stopped due to equipment violation. The driver was verbally warned. The driver was a resident of the neighborhood. During my time, there was no foot traffic. There was no suspicious activity observed.

06/14/19 CCR# 412942

During the day of 06/14/19 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. During my deployment I made contact with several residents in the area walking to remind them to lock their vehicles at night to prevent possible unwanted vehicle entrees over the night. Several asked if they had any additional complaints in regards to the neighborhood all advised they did not during my encounter with the residents.

06/19/19 CCR# 426461

During the day of 06/19/19 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. Two drivers of vehicles were stopped due to equipment violations. Both drivers were verbally warned. NOTE: both the drivers were residents of the neighborhood. During my time, there was no foot traffic. I also made contact with a resident about keeping his dog on a leash while walking.

06/21/19 CCR# 431933

During the day of 06/21/19 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 traffic during my time. There were no home contacts during the night due to the late hours working. A subject was observed driving a golf cart in the neighborhood and was warned and advised to have adequate lighting on it so he could be visible during the night hours.

06/28/19 ccr# 449034

During the day of 06/28/19 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. I made contact with several residents who were blocking the roadway on Monument Landing Blvd to advised them they were not allowed to park on the roadway. Later during my deployment, there were no violators observed. . I also checked on the houses in the neighborhood. The houses consisted the following: 1819 high brook court, 1771 High brook court, 12244 High Laurel Dr, 1749 North Swimming Salmon Place, 1642 Panther Ridge Court, 1240 West Shallowford Drive, 1222 Raleigh Ridge Drive, 12319 South Raleigh Ridge Drive, 1359 Trotters Walk Way, 1553 North Crabapple Cove Court. All houses appeared to be secured.

I think more presence in the area will be effective.

River Point Community Association
ARC Report
May and June 2019

ARC Requests received and approved:

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

Shantell Hughes
River Point Community Association