River Point Community Association Board Meeting November 21, 2016

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

Roll: Shantell Hughes, Joe Macaluso and David Tackett.

Invitees: All association members

Approval of Minutes:

September 19th Regular meeting minutes - Approved and filed as read.

Managers' Report:

Security Report for September and October - Submitted and available at meeting.

Officer's Report:

Treasurer's Report for September and October - Submitted and available at meeting.

Committee Reports:

ARC Report for September and October - Submitted and available at meeting.

Unfinished Business:

Proposed Shed Amendment – David made a motion to submit a shed amendment to the community members for approval. Joe seconded. All in favor.

New business:

Security Concerns – Marc Rials raised concerns regarding security in the neighborhood after a recent, organized number of vehicle break-ins. Board members, management and other homeowners in attendance discussed options to increase security. We plan to discuss further at our next board meeting.

Meeting was adjourned at 7:30pm.

Members in Attendance at Meeting:

Marc Rials Brett Miller Karen & Bruce Wyly Karen McInnis

Minutes approved as read

As Corrected

Date:

Brian Noell, Secretary

Treasurer's Report

September 2016

Income - \$349.92 Disbursements - \$8,890.93 Balance as of September 30, 2016 - \$8,541.01

David Tackett Treasurer 2016 River Point Community Association, Inc. 2:16 PM 10/21/16 Cash Basis

River Point Community Association, Inc. Balance Sheet

As of September 30, 2016

8	Sep 30, 16
ASSETS Current Assets Checking/Savings	
C1CU 24mo CD	61,646.50
C1CU Money Market	43,658.34
C1CU Savings	2,006.38
Smartstreet	67,178.12
Total Checking/Savings	174,489.34
Accounts Receivable Accounts Receivable	-1,430.83
Total Accounts Receivable	-1,430.83
Total Current Assets	173,058.51
TOTAL ASSETS	173,058.51
LIABILITIES & EQUITY Liabilities Current Liabilities Other Current Liabilities Reserves	18,845.46
Total Other Current Liabilities	18,845.46
Total Current Liabilities	18,845.46
Total Liabilities	18,845.46
Equity	
Retained Earnings	126,483.49
Net Income	27,729.56
Total Equity	154,213.05
TOTAL LIABILITIES & EQUITY	173,058.51

Treasurer's Report

October 2016

Income – 13.41 Disbursements - \$2,796.85 Balance as of October 31, 2016 – \$2,783.44

David Tackett Treasurer 2016 River Point Community Association, Inc. 1:22 PM 11/21/16 Cash Basis

River Point Community Association, Inc. Balance Sheet

As of October 31, 2016

	Oct 31, 16	
ASSETS Current Assets		
Checking/Savings C1CU 24mo CD C1CU Money Market C1CU Savings Smartstreet	61,688.40 43,671.32 2,006.81 64,585.54	
Total Checking/Savings	171,952.07	
Accounts Receivable Accounts Receivable	-1,635.10	
Total Accounts Receivable	-1,635.10	
Total Current Assets	170,316.97	
TOTAL ASSETS	170,316.97	
LIABILITIES & EQUITY Liabilities Current Liabilities Other Current Liabilities Reserves	18,887.36	
Total Other Current Liabilities	18,887.36	
Total Current Liabilities	18,887.36	
Total Liabilities	18,887.36	
Equity Retained Earnings Net Income	126,483.49 24,946.12	
Total Equity	151,429.61	
TOTAL LIABILITIES & EQUITY	170,316.97	

Monthly Report:

Property	Property River Point	
:		
Month:	September/ 2016	
Officer:	Holtsman	

(Dates)	(Times)	(Hours Worked)
09-03	2000-2300	3
09-07	1300-1400/ 1500-1700	3
09-12	0100-0200	1
09-13	0100-0200/1500-1600	2
09-23	0000-0100	1
09-24	0230-0430	2
	Total Hours Worked:	12

(Type of Police Service) (# of Times)	(Brief Summary)
---------------------------------------	-----------------

Calls for Service:	1	Suspicious vehicle driving real slow through the
		neighborhood which maybe casing it out
Citizen Contacts:	6	Solicited neighborhood concerns
Parking Complaint:	1	Vehicle parked adjacent to a stop sign
Suspicious Persons:	3	Subjects were seen matching the description of ones who
		were pulling on car door handles from an adjacent
		neighborhood. I attempted to conduct a traffic stop on
		Running River Road which resulted in a pursuit. The
		suspects were stopped sticked on the Wonderwood
		Bridge. The suspects then fled on foot and attempted to
		jump the wall into Queens Harbor gated community.
		Two of three suspects were apprehended.
		The vehicle was discovered to be stolen earlier.
Traffic Stop:	6	Vehicles making left turn from shopping center/ Sign
		Posted.
		Ran Stop Sign

Follow-up:	5	Suspicious vehicle/ suspects pulling on car handles Vehicle speeding and passing school buses on Running River Road Suspicious activity/ Drug complaint Vehicle burglaries/ vehicles were found unlocked Vehicles parked in roadways
Arrest	2	Auto theft, Fleeing and prowling
Property Checks	6	Foreclosed properties and residence on vacation
Strategy for Next Month:		Continue to vary the times worked in this community contingent on the crime patterns, traffic issues, and concerns of the residents.

Monthly Report:

Property	River Point	
:		
Month:	October/ 2016	
Officer:	Holtsman	

(Dates)	(Times)	(Hours Worked)
10-02	2230-0130	3
10-08	1000-1300	3
10-14	0345-0645	3
10-21	2030-2330	3
	Total Hours Worked:	12

Calls for Service:	3	Residential alarm/ found secured
		Domestic dispute
		Noise complaint
Citizen Contacts:	12	Solicited neighborhood concerns and help homeowner
		with debris from Hurricane Mathew
Parking Complaint:	1	Vehicle parked adjacent to a stop sign and blocking
		driveway
Suspicious Persons:	3	Subjects were walking in the dark shadows in the early
		morning hours/ Pokémon gamers
Traffic Stop:	3	Vehicles making left turn from shopping center/ Sign
	1	Posted.
		Ran Stop Sign
Follow-up:	5	Suspicious vehicle/ suspects pulling on car handles
		Vehicle speeding and passing school buses on Running
		River Road
		Suspicious activity/ Drug complaint

		Vehicle burglaries Vehicles parked in roadways
Arrest	2	N/A
Property Checks	4	Foreclosed properties and residence on vacation
Strategy for Next Month:		Continue to vary the times worked in this community contingent on the crime patterns, traffic issues, and concerns of the residents.

River Point Community Association ARC Report

September and October 2016

ARC Requests received and approved:

9/19	1771 High Brook Ct.	siding	арр
9/20	12212 High Laurel Dr.	fence	app
9/30	1617 Crabapple Cove Ct. N.	windows	app
10/1	1451 Crabapple Cove Ct. S.	pavers	app
10/3	1441 Panther Run Rd.	concrete patio	app
10/16	1835 Powder Springs Dr.	shed	app
10/18	1639 Swimming Salmon Pl. S.	fence	app

Shantell Hughes River Point Community Association

Proposed Amendment Add

Section 3 - General Restrictions

Currently reads:

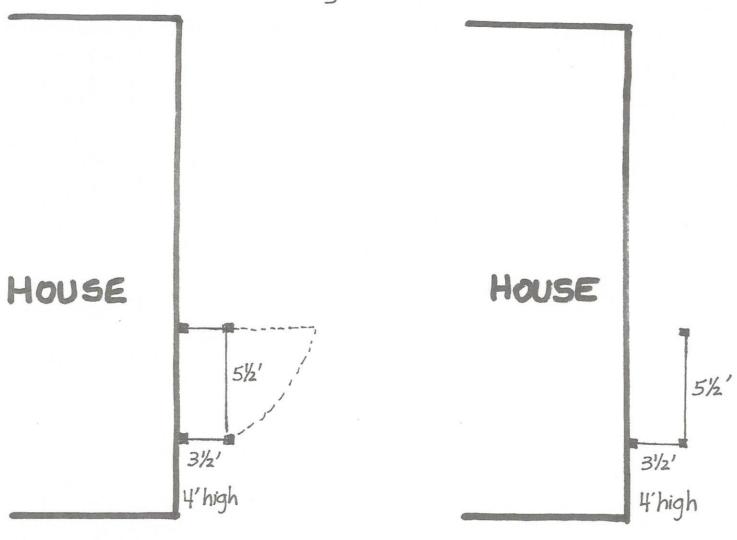
B. <u>Detached Structures and Objects</u>. None of the following building, structures or objects shall be placed on any Lot unless obscured from view from any Roadway; Pens, yards and houses for pets, hothouses, greenhouses, above ground storage of construction materials, wood, coal, oil and other fuels, clothe racks and clothes lines, clothes washing and drying equipment, laundry rooms, tool shops and workshops, servant quarters, guest houses, garbage and trash cans and receptacles, above ground exterior air conditioning, heating and other mechanical equipment and any other structures or objects determined by the Association to be of an unsightly nature or appearance.

Proposed to add:

taller than eight (8) feet, ground to highest point of roof, and no larger than ten (10) feet by ten (10) feet. Storage shed must be behind a six (6) foot fence, so as not to see the majority of the shed from any Readment of the shed from the shed from any Readment of the shed from majority of the shed from any Roadway. Storage shed will be seen two (2) feet over a six (6) foot fence. Storage shed may be made of wood or plastic; no metal sheds. Shed must be neutral in color and must be in line with our approved neutral colors. Sheds must be properly cleaned and maintained, and free of excessive leaves and debris on the roof. Requests for a storage shed, proposed location on the property, material, and color must be submitted and approved PRIOR to installation.

The Association will allow one (1) trash can enclosure, per property, visible from the Roadway on the right or left side of the house. Trash can enclosure must be no taller than four (4) feet, no further than three (3) and a half (1/2) feet away from the house, and no longer than five (5) and a half (1/2) feet. Two options for enclosure are available; see attachment. Trash can enclosure may be made of wood or plastic; no metal enclosures. Trash can enclosure must be neutral in color and must be in line with our approved neutral colors. Enclosure must be properly cleaned and maintained. Requests for a trash can enclosure, proposed location on the property, material, and color must be submitted and approved PRIOR to installation.

TRASH CAN ENCLOSURE OPTIONS (Left or right side of house)



STREET VIEW