

**River Point Community Association  
Board Meeting  
September 21, 2020**

**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:**

July 20<sup>th</sup> Meeting Minutes - Approved and filed as read.

**Managers' Report:**

Security Report for July and August - Submitted and available at meeting.

**Officer's Report:**

Treasurer's Report for July and August - Submitted and available at meeting.

**Committee Reports:**

ARC Report for July and August - Submitted and available at meeting.

**Unfinished Business:**

Shed Amendment – **David made a motion to extend the shed amendment to the Association until our November 16<sup>th</sup> meeting. Brian seconded. All in favor.**

Kernan Wall Construction – **Brian made a motion to select Werx Construction for the Kernan Wall construction. David seconded. All in favor.**

**New Business:**

None.

**Meeting was adjourned at 7:11pm.**

**Members in Attendance at Meeting:**


Chris & Young Bren  
George & Elizabeth Chance  
Nancy Moody  
Mickey & Linda Ross  
Tyson & Rachel Taylor  
Brumbie & Denise Williams

**Minutes approved**

As read

As Corrected

Date: 11/16/2020

  
\_\_\_\_\_  
Brian Noell, Secretary

# **Treasurer's Report**

## July 2020

Income – \$2,078.96

Disbursements - \$12,234.52

Balance as of July 31, 2020 – \$10,155.56

David Tackett

Treasurer 2020

River Point Community Association, Inc.

6:28 PM  
08/20/20  
Cash Basis

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

	<u>Jul 31, 20</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
C1CU 24mo CD	64,698.76
C1CU Money Market	46,569.61
C1CU Savings	2,025.20
Smartstreet	55,436.85
Total Checking/Savings	<u>168,730.42</u>
Accounts Receivable	
Accounts Receivable	<u>-1,579.14</u>
Total Accounts Receivable	<u>-1,579.14</u>
Total Current Assets	<u>167,151.28</u>
<b>TOTAL ASSETS</b>	<b><u>167,151.28</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Reserves	<u>23,897.72</u>
Total Other Current Liabilities	<u>23,897.72</u>
Total Current Liabilities	<u>23,897.72</u>
Total Liabilities	<u>23,897.72</u>
Equity	
Retained Earnings	107,527.87
Net Income	<u>35,725.69</u>
Total Equity	<u>143,253.56</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>167,151.28</u></b>

# **Treasurer's Report**

## August 2020

Income – \$653.78

Disbursements - \$5,998.65

Balance as of August 31, 2020 – \$5,344.87

David Tackett

Treasurer 2020

River Point Community Association, Inc.

**Balance Sheet**

As of August 31, 2020

	<u>Aug 31, 20</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
C1CU 24mo CD	64,822.52
C1CU Money Market	46,585.44
C1CU Savings	2,025.38
Smartstreet	49,723.19
Total Checking/Savings	<u>163,156.53</u>
Accounts Receivable	
Accounts Receivable	-1,226.36
Total Accounts Receivable	<u>-1,226.36</u>
Total Current Assets	<u>161,930.17</u>
<b>TOTAL ASSETS</b>	<b><u>161,930.17</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Reserves	24,021.48
Total Other Current Liabilities	<u>24,021.48</u>
Total Current Liabilities	<u>24,021.48</u>
Total Liabilities	24,021.48
Equity	
Retained Earnings	107,527.87
Net Income	30,380.82
Total Equity	<u>137,908.69</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>161,930.17</u></b>

## River Point Security Report

July 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.

07/07/20 CCR# 440805

During the day of 07/07/20 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 one vehicle parked on Monument Landing Blvd but was later moved. There was no suspicious activity during my time during the deployment. I made contact with residents at 12324 Raleigh Ridge drive, 1218 Swallowford Drive East, 1340 Trotters Walk Way, 12232 Crabapple Cove Drive. There were no questions, comments, or concerns with residents that were contacted during the deployment.

07/16/20 CCR# 458745

During the day of 07/16/20 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. There was no contact with residents during the deployment.

07/17/20 CCR# 460953

During the day of 07/17/20 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. Monument Landing was checked for vehicles improperly parking on the roadway. During my deployment a suspicious person wearing a large book bag was contacted riding a bicycle in the wrong direction on Running River Road. The subject was compliant and explained he recently got off work and was heading home. He was warned about traveling on the wrong side of the roadway and was advised to have proper lighting on his bicycle so he could be visible to other drivers on the roadway. I was later contacted about an unknown dog wondering the neighborhood. I was advised the dog appeared to be stray. I was unable to locate any dog wondering the neighborhood. There were negative results in locating any additional suspicious activity. There was no additional contact made due to late hours of working.

07/21/20 CCR# 469059

During the day of 07/21/20 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 were no

vehicles parked on Monument Landing Blvd. Due to the late hours the deployment there was no contact made with residents. There were no signs of suspicious activity during my time of the deployment.

07/24/20 CCR# 475025

During the day of 07/24/20 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 were no vehicles observed parked on Monument Landing Parkway. During my deployment, while in the area of High Brook Court I was advised the following information by the resident at 1779 High Brook Court: On 07/24/20 the resident at 1762 High Brook Court received a knock at her door around midnight and believes she heard someone attempting to turn on her door handle. I then made contact with the resident at 1754 High Brook Court who advised he had video surveillance of the incident. He went on to say the quality of the video was not clear. He did advise he observed a dark color vehicle stop in the cul-de-sac and someone exit, but the camera does not show as to what happened next. I then made contact with homeowner of where the incident occurred at 1762 and was advised the following information. At around midnight she heard someone knocking on the door and believes someone turn the door handle (she was unsure). Her husband went to the door and asked who it was and someone replied "its your uber driver". The car waited several more minutes and later left the area. I explained it may have been a uber driver with the wrong address but advised them and surrounding neighbors to be on the look out for any suspicious vehicles they aren't familiar with. Residents were also advised not to make contact with any suspicious vehicles but if possible obtain the vehicle tag number and relay all information to me during my next deployment. There were no suspicious vehicles in the area during my time of the deployment. While patrol on Running River, several walkers/residents advised me about of group of motorcyclist that have been speeding through the neighborhood over the last few days and advised the hours range between evening hours. I will continue to be on the lookout for a group of cyclist in the area. There was no additional contact made with residents.

07/29/20 485508

During the day of 07/29/20 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. There was no contact with residents during the deployment.

I think more presence in the area will be effective.

## River Point Security Report

August 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.

08/13/20 1700-1900 hrs CCR# 517032

During the day of 08/13/20, 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 two vehicles parked on Monument Landing Blvd but were later moved. During my deployment I was made aware of issues going on in the neighborhood such as a noise complainant on High Brook Court. There was also a complaint of a dog nuisance on High Laurel Drive. It was explained to me but there was no suspicious activity during my time during the deployment. I made contact with residents at 12324 Raleigh Ridge Drive, 1218 Swallowford Drive East, 1340 Trotters Walk Way, 12232 Crabapple Cove Drive. There were no questions, comments, or concerns with residents that were contacted during the deployment.

08/14/20 2030-0000 hrs CCR# 520006

During the day of 08/14/20, 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. There was no contact with residents during the deployment due to the late hours of work. There were no suspicious person walking through the neighborhood.

08/20/20 1730-1930 hrs CCR# 532607

During the day of 08/20/20, 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. Monument Landing was checked for vehicles improperly parking on the roadway. Due to previous issues brought to my attention, I attempted to follow up on all issues. I spoke with the resident located in the 12267 High Laurel Drive in reference to her dog. It was advised to me that her dog was running through the neighborhood in an aggressive nature. I was advised that a pest control worker was also in fear of the dog due to it not being on its chain. Once contact was made with the resident, I was advised the dog is never off its leash due to the dog being on a wireless/invisible chain. She advised she will be more conscientious of those walking by her



yard. There were several dog owners that were contacted to remind them to keep all dogs on leashes while out. The address of 12239 Crabapple Cove Drive is currently vacant and I was advised of graffiti on the exterior of the fence. Several residents advised they did not observe anyone who committed the act. The owner of the house was contacted and made aware of incident. The fence was open as well and I made sure it was later secured.

08/23/20 1630-1930 hrs CCR# 538820

During the day of 07/21/20, 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 were no vehicles parked on Monument Landing Blvd. Contact was made with residents at 1833 Powder Springs Drive, 1733 Swimming Salmon Place North, 1648 Swimming Salmon Place South, and all residents advised they had no issues comments or concerns in reference to the neighborhood. Contact was made with a driver on Swimming Salmon North for not coming to a complete stop at a stop sign (driver was a resident). Two residents on Running Brook Drive were reminded to keep their dogs on leashes while walking. There was no additional suspicious activity during my deployment.

08/26/20 2200-0100 hrs CCR# 546386

During the day of 08/26/20, 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. There was no contact with residents during the deployment due to the late hours of work. There was no suspicious person walking through the neighborhood.

River Point Community Association  
**ARC Report**  
July and August 2020

**ARC Requests received and approved:**

7/20	12205 Beaver Run Dr.	windows	app
7/21	1639 Swimming Salmon Pl. S.	pool	app
7/28	1303 Trotters Walk Way	paint	app
8/10	1819 Woodenrail Lane	tree	app
8/11	1680 Swimming Salmon Pl. S.	fence gate	app
8/11	12305 Lull Water Lane	front door/storm door	app
8/19	1834 High Brook Ct.	windows	app

Shantell Hughes  
River Point Community Association