



Board of Directors Meeting Minutes

March 29, 2018

Location: River Run Country Club

BOD Attendance: Chris Zangara, Dan Aron, Scott Salvage (absent)

Management Attendance: none

Additional Homeowner Attendance Count: 4

6:30 PM Meeting called to order by Chris Zangara

BUDGET & MISCELLANEOUS EXPENSES

- Expenses are on track through February.
- There is a broken pipe at the well near the Anniston entrance that is used for irrigation. Quote from landscaper was to completely redo the well related infrastructure for \$2500. We are working on an alternate and interim solution.
- Tree work of \$300 for removal on Logan Crossing as mentioned at annual meeting. Some more work might be needed along Anniston Way and we are in process of getting quoted.
- New process implemented after last meeting for non-recurring, non-budgeted expenses
 - Any cost that is not a recurring, budgeted monthly expense needs approval from the BOD president prior to being paid.
 - The Social committee or board members needing reimbursement also need BOD president approval. BOD president reimbursement needs vice president approval.

NEW COMMUNITY ON RIVERSTONE DRIVE

- Concept Homes is the new builder on Riverstone Drive and remains interested in joining Anniston.
- The builder is awaiting final septic design to determine how many homes they will be building.

WALKING HORSE TRAIL

- The repair process has begun. Engineers testing has begun and reports completed.
- Beginning of the actual reclamation activities is targeted for mid-summer.
- Once Walking Horse Trail is accepted the plan will be to escalate our push on the state for repairs to remainder of the roads in the neighborhood.
- There is a potential new gap in funding based on revised repairs needed and associated costs but we are working paths to close that gap.

ARCHITECTURAL REVIEW COMMITTEE PROCESS

- In order to make ARC requests easier and clearer for Cedar Management, the BOD will remove Cedar from the email thread once the request has been received by the BOD. When agreement is reached for response to the request, Scott Salvage will add Cedar back to the email and provide the BOD response approving, rejecting, seeking clarification, etc.

OPEN FORUM

- Some discussion around alternative locations for BOD meetings closer to the neighborhood including the church at the corner of Presbyterian and Shearers, a local fire station, etc. The current location was chosen due to mix of location and cost.
- Request to provide notice of BOD meetings through multiple channels including email, website, Facebook to ensure maximum residents aware of the meeting.
- Request for a walking trail near Overlook Ridge. Once we get the Walking Horse Trail issue behind us this would definitely be a priority item for us to explore.

Meeting adjourned at 6:59 PM