

**Riverview Associates, Inc.**  
**March 13, 2007**  
**Meeting Minutes**

President Keith James called the meeting to order at 7:35 p.m. at the home of Doug and Alice Macgill. A welcome was extended to all in attendance.

- Minutes were distributed. Laura Lord moved to accept as presented. Barbara Howard seconded. All were in favor with no opposition.

**Committee Reports:**

- **Treasurer's Report:** Alice Macgill.

Dues notices not yet distributed - pending 07 budget approval. Bank funds are low, but current expenses are also low. Upcoming expenditures include; publication of new directories (no current estimate available), web payments of \$150 each quarter (\$600 annual), monthly ground maintenance and utilities. Expect to begin receiving dues soon. Four covenant members have not paid 2006 dues and fourteen non-member homeowners. At least three notices have been sent. The attorney on retainer will be used to contact seriously past due covenant owners. First, Alice will coordinate with Tom Van Houten to pursue the collection of the covenant owner's dues.

Dues notice will be distributed within a week. An information form will be included to aid in updating our data base. A new directory will be published this year.

- **Grounds and Beautification:** Tom Sharon

Condenser has been removed from the park.

A second transformer was purchased and additional lighting added to the trees at the entrance. Positive comments were made about the improvement.

The cul-de-sac upgrades will begin March 14 with new shrubbery.

February yard of the month was Steve and Meg Brooks on Riverview Dr.

A new yard of the month sign needs to be made.

Update on the tree pruning around the streetlights: \$3500 was previously approved for pruning and tree removal. Bill Smyth later learned Gwinnett County will do the work at their expense. They are responsible for keeping the lights functional and operable for security purposes. On February 13, the County mailed a letter to homeowners having tree that require pruning or removal. Homeowners have 30 days to sufficiently prune or remove affected trees on their own. After 30 days, the County will prune and or remove trees as necessary, according to their standards. The County's 50 foot easement, which begins from the center of the road, gives them authority to do what is necessary to provide unobstructed lighting.

- **Social:** Darcy Copeland

The Mardi Gras was a great success. Thanks to David and Darcy Copeland for hosting. The committee will meet to discuss plans for a Barbecue, Ladies Luncheon and Children's Party. Information will be available on the web site and in the newsletter.

- **Community Affairs:** Barbara Howard

Barbara will look into the upcoming UPCCA meeting. Keith reports the Peachtree Corner sign topper we purchased is late being installed. Barbara contacted the marketing person at the Forum regarding the enhancement of the area with the landscaping.

- **Cops:** Keith (Andy not present)

The new representative assigned to Riverview has not been responsive. Andy is on the e-mail list to get notices from the county. No recent activity reported.

- **Long Range Planning:** Laura Lord  
No report. Art Vedejs and Betty Van Houten have volunteered to serve on this committee.

#### **Old Business:**

- Betty Van Houten served as chairperson to form the five-member Appeals Committee. The Appeals Committee hears appeals by Association Members on the legitimacy of a claim. The members may not be part of the Executive Committee. The homeowner has 30 days to contact the committee and 30 days to meet, clarify and dispute. The Nominating Committee presented the following names for approval:  
Dan Leonard, J. P. Harrington, Marvin Sikes, Laurie Ledbetter, Kaye Smith.  
Motion was made by Bill Smyth to accept as presented, seconded by Kristy Hilburn.  
There was no opposition.
- The county has ordinances regarding fences, grass height, weeds, hazardous trees, inoperable cars, debris etc. Go to the county web site for listings of the ordinances and a phone number to call to report violations. Violators will be fined \$250 - \$1000 per day and up to 30 days in jail for non-compliance. Keith will review certain Covenants in the upcoming newsletter. The covenants and By Laws are not currently on the web.
- A quarterly newsletter will be distributed at the end of March. Anything you would like to see in the newsletter: new births, celebrities in the neighborhood, children news, a pet column, etc., please contact Mandy McLean.
- Speed Reduction: A lack of a show of hands indicated very few people want speed humps. No one is currently pursuing the program. The discussion was closed.
- Street Signs: The cost of the 24 upgraded street signs throughout Riverview is estimated at \$23,000, including installation. The intended purpose of upgrading is to enhance and protect Riverview and the value of our homes - not to emulate any other community. Our current county issued signage does not enhance. There was much discussion regarding the added value to the community versus the necessity for the new signs. Several options were discussed for payment.
  - A one time \$200 assessment.
  - A bond (like used to construct the brick wall at entrance).
  - Increase annual dues to \$320.00 (same as in 2001) and establish an accrual fund.
- 2007 Budget: After much discussion, a motion was made by Kristi Hilburn to amend the proposed 2007 by increasing the dues to \$325 and adding an accrual fund to pay for new signage. It was seconded by Bill Smyth. The motion passed with two oppositions.
- Mike Murphy agreed to contact the law firm representing the Homeowners Association to draft a demand letter to seriously late homeowners. Contents of the letter will give the homeowner 60 days to pay on the first notice, and notice 30 days on the second notice, after which the names will be published in the community newsletter and the web site. Late fees of 10% (\$32.50), which are stated in the By Laws, will be strictly enforced in 2007. A motion was made on the above by Lanny Vaughn and seconded by Marilyn Aard. The motion passed by majority vote with four opposed.
- Highway Improvements: Mike Murphy reported the County created certain standards in conforming to highway improvements. UPCCA has been fostering this standard. Lanette Howard, a Wellington resident, is on the Planning Commission. Even if there is a change of ownership, the new owner has to conform to these standards.

The meeting was adjourned by President, Keith James at 9:40 p.m.