



Riverview Homeowners Association Meeting

January 8, 2019

Location: Home of John Stakel, 4448 Riverview Dr

Time: 7:00pm Social Time, 7:30pm Business Meeting

• Minutes

1. Call to Order at approximately 7:30 pm
 - 13 homes in attendance (see page 3 for list of attendees that signed in)
2. Introductions by all attendees
 - New homeowners, Russ and Lisa Reynolds attended their first meeting. Welcome!
3. The minutes from the October 9, 2018 meeting were approved.
4. Treasurer's Report-Wes Flowers gave the Treasurer's Report
 - Wes reviewed the 2018 financial results. Total revenues in 2018 were \$45,381.69 as compared to budget of \$44,600. Total expenses were \$50,726.68 as compared to a budget of \$53,550. Resulting net loss was (\$5,344), a \$3,600 positive variance.
 - We had anticipated being in a net deficit when we started the year due to the first year of our new security camera system and the updated website. Substantial discussion occurred about the need to budget a dues increase for 2019 as it had been many years since the \$325 annual dues had been in place and costs do go up. All agreed that if we didn't increase the dues, we would continue to be in an ongoing annual deficit position.
 - Dues Update:
 - We have 149 homes in Riverview and not all are HOA members. We budgeted 136 homes paying the \$325 annual dues and 126 homes ended up paying dues in 2018 as compared to 120 homes during calendar 2017. Income from dues of in 2018 was \$41,127. Total income was \$45,381.
5. New Business
 - a. Installation of new officers- Joe Dan Rogers and John Stakel thanked all of the 2018 officers for their service and encouraged them to continue serving into the future. Special recognition was saved for Laurie Wakefield and Wesley Flowers, who will be stepping down after many years of service to the Riverview HOA.
 - b. A vote was held, and the slate of officer's was unanimously approved as follows to serve a one year term:
 - John Stakel, President
 - Josh Friedensohn, Vice President
 - Stephanie Hanna, Treasurer
 - Ryan Hodges, Secretary
 - c. Approval of 2019 Budget and Homeowner Dues-

After reviewing the 2018 financial results and the installation of the new officers, significant discussion and engagement occurred regarding the long-term needs of the Riverview neighborhood and the current annual minor deficit position. Although our balance sheet is healthy with an adjusted cash position of \$55,000, the ongoing annual operating deficit which was estimated at (\$10,557) for 2019 and any potential unplanned expenditures could put us near our required minimum cash balance of \$30,000.

There were different views and almost all centered on an increase in annual dues to at least \$375 per year. The consensus view was that the \$325 annual dues had been in place for many years and we have had normal operating cost increases and have also invested in some key items, including the new security camera system and website, which have benefited all homeowners. The \$50 annual increase would add approximately \$6,300 in incremental revenue and Stephanie Hanna agreed to update the proposed 2019 budget to reflect the revenue increase.

A vote was held on the 2019 dues and an increase to \$375 was unanimously approved. 2019 dues notices will be sent out in January reflecting the new, \$375 annual amount.

The revised 2019 budgeted revenue should increase to \$50,900, as compared to budgeted Total Expenses of \$55,157, reducing our net loss to less than (\$5,000). The revised budget was unanimously approved.

6. New Committee Volunteers and Committee Reports

- Grounds and Beautification
Mark Walker agreed to serve again as chairperson and gave an update on grounds/beautification. Mark discussed several items of need in the park and suggested a planned work day, weather permitting, to address primarily playground rail road ties, pressure washing, tree trimming/removal and mulching needs. All agreed that it made sense and to schedule a Saturday date in the future for this to occur. Dottie Lackey asked about coordinating pine straw distribution for many in the neighborhood and this item didn't progress with any resolution.
- Welcome
Annette Deadwyler and Stanna Tucker were nominated to serve.
- Bereavement
Laura Lord was again nominated to serve.
- Social
Kristy Hilburn, Dottie Lackey and Kathy Wueste (?) agreed to serve.
- Community Affairs
Rob Hilburn was nominated to serve.
- COPS
John Stakel suggested that Erik Deadwyler would be a good candidate and subsequent to the meeting, Erik agreed to serve.
- Communications
Dottie Lackey agreed to serve along with Laurie Wakefield; Laura Lord and Vanessa Graves were also nominated to assist. There was significant discussion about continuing to enhance our communication with homeowners. Laurie Wakefield and Dottie Lackey encouraged us to continue to use the new website and also push email communication to homeowners. They have broadened the group for access to disseminate information which should help in faster communication.

Laurie was given approval to spend \$100 for new SSL certificates for the webmaster.

7. Old Business

- Discussion of Potential Conversion to County Sewer Service

Joe Dan Rogers provided an update of his discussions with Gwinnett County regarding conversion from Septic to Sewer service. He indicated that the cost to install sewer into the neighborhood would be approximately \$10,000 per homeowner, with \$5,000 upfront and the remaining \$5,000 on some type of payment plan. It would likely cost each homeowner an additional \$5,000 for a plumber to tap into the street sewer pipe. The plan would also entail two pump stations.

There was interest by the group in learning more about the Sewer potential. Joe Dan indicated the County would be willing to come speak with our homeowners at a future date.

Without any further business, the meeting was adjourned after 9:00 pm.

Respectfully submitted by John Stakel.

Attendees:

Art Vedejs
Mark Walker
Laurie Wakefield
Joe Dan Rogers
Wesley Flowers

John Stakel
Russ and Lisa Reynolds
Stephanie Hanna
Dottie Lackey

Bill and Sallie Stark
Pat & J.P. Harrington
Kathy Wueste
Bob and Margaret Anne Cargo