

## **24.04.16 Minutes of RP8 Annual Homeowners Meeting**

The Annual Meeting of River Plantation Section VIII homeowners was held on April 16, 2024 at the Good Shepherd Anglican Church (Bellevue United Methodist Church building).

**Call to Order:** The meeting was called to order at 6:30 pm by Bill Cave. Board members present were Jane Trotter, David Sullivan, Maureen Abbey, & Bill O'Connell. RP8 Manager Linda Simmons stated we had a quorum with 70 homeowners/units being represented (37 in person; 33 by proxy).

**Minutes from 2023 Annual Meeting:** Carole Dahlinger made a motion to approve the 2023 Annual Meeting Minutes without reading them; Karen Bullock seconded motion; all in favor. Minutes were approved.

**Handouts:** Summary of last year, Minutes of 2023 Annual Meeting and Fiscal Year 2023 Recap. (previously mailed to homeowners with agenda in packet).

**Financial Report:** Treasurer Maureen Abbey presented a fiscal year recap of RP8 finances.

**Summary of 2023-2024:** Bill Cave welcomed homeowners and gave a highlight of RP8 events for 2023-2024. Included in the Summary: 38 residences were re-roofed due to storm damage, along with 14 additional residences per the established roofing schedule; finalized plans for Piedmont to lay a gas line through our property; insurance coverage for roofs damaged by storm were replaced at Replacement Value and roofs 15 yrs. and older were replaced at Actual Cash Value – a portion passed on to homeowners via Roofing Assessment; HOA Insurance coverage, which involved a very significant hike, passed on to the homeowners via separate Insurance Invoice; current & near-term projects such as our Insurance for 2024-25 (board member Bill O'Connell spoke to homeowners about his committee's work on shopping for possibly cheaper insurance rates); ongoing 2024 building refurbishment plans scheduled for 12 units (734-745) & 12 units that are scheduled to be reroofed in 2025; AT&T Fiber optic Project; By-Law Rewrite Team; the Reserve Study requirement for 2024 Capital projects as mandated by State Bill 863; and the Presidents Council (meetings with other RP Board Presidents). Bill Cave also thanked homeowners for their support with the Roofing Assessment & HOA Insurance Invoice.

**Election of Two Members of HOA Board of Managers:** Bill Cave opened the floor for nominations and as there were no nominations other than the two candidates on the ballot – Debbie Fisher and David Sullivan – a motion was made to accept the nominations by Karren Bullock; John Williams seconded; all approved. Debbie Fisher and David Sullivan were voted in as board members.

**Maintenance Requests & Monthly Payments:** Linda Simmons reported on maintenance requests and methods for monthly payments.

**Current & Ongoing Projects:** Linda reported on the refurbishing of the 700's (units), the Piedmont Project, working with the Insurance Adjuster on roofing damage from the March 2023 storm, and the Dog Park damages that also resulted from the March storm.

**Meeting Adjournment:** A motion to adjourn the meeting was made by Carole Dahlinger and seconded by John Williams. Motion passed; meeting was adjourned at 6:56pm.

Respectfully submitted by Jane Trotter, Secretary