

River Run Homeowners Association Annual Meeting Minutes

October 4, 2025

The meeting was called to order by President Stephanie Lott at 10:00 a.m. The following homeowners were in attendance: Stephanie and Cory Lott, Darrell Steward, Vito Danieli, Joe Gamberi, Nila and Brian Holland, Erin Kuester, Lisa and Joel Calhoun, Chris Guesnard, Larry Cash, John Dolimonte, Scott and Shannon Hume, Lew and Amber Najor, Mark and Sue Dozier, Mary Manolakis and proxies were held for Bryan and Michelle Gallo, Dennis Roach and Danny Trosclair (attended via zoom). This constituted a quorum.

Each homeowner present was presented with the 2025 Income and expense report along with a ballot to amend 3 covenants and 2 new rules and regulations at this time. To be voted on at the conclusion of the meeting. We're working to amend and restate all covenants, subject to member review before fully adapting.

Approval of the 2024 minutes was the first order of business. Motion was made by Joe Gamberi and seconded by Brian Holland to approve the minutes as written. The motion passed unanimously.

Stephanie read a recap of all 2025 completed projects:

1. Resurfaced the pool and new tile
2. Painted the pool deck (discussed issues and 98% complete on repair)
3. Replaced defective pool lighting
4. Switched pool service company which supplies chemicals
5. Switched to city water from well due to stain and smell. We had to switch back to well on the grass portion due to cost
6. Painted the Gazebo and Pool house
7. Repaired and added new landscape lighting (color changing for the holidays)
8. Replaced junction boxes across the front of neighborhood
9. Replaced both entrance and exit electrical panel/breaker boxes
10. Replaced Sim card for gate system
11. Repaired broken water lines and piping under boat deck after snow/freeze event
12. Added fresh pine straw across front and drift roses to entrance/exit islands

Stephanie mentioned that it would be nice to have house numbers on houses for easier deliveries.

Pending and Proposed New Projects Discussed:

1. Replacing street lights
2. Pool bath house
3. Seal coat streets
4. Redoing sidewalks around Gazebo and pool
5. Security Camera Installation

HOA Housekeeping:

1. Remind homeowners and their guests to clean up after using the pool and the importance of closing umbrellas to prevent damage, no glass in pool area and removing all personal items
2. Dog poop is an ongoing problem, clean up after your pets
3. No overnight parking of boats and trailers in overflow
4. No boat ramp use before 6am or after 10pm

New Business

Rentals: We had a lot of discussion and concerns regarding rentals. We will vote at the end of the meeting to resolve concerns and implement new rules going forward.

Darrell went over the House color rules:

1. House doors white
2. Roofs white
3. Windows framing white
4. Board approval required for body of paint color on house and any exterior changes
5. Banding white
6. External elevators on side or back of house only not on front facing of house
7. Wood slats need to be painted white as soon as curing is complete

Darrell discussed boat slips/dock and the issues regarding the post rot. He discussed the possibility of covering the boats and if we do the importance of the height of the poles if we cover vs not covering. Voting on this at the end of the meeting. Also, brought up pending dredging.

The dues will stay at \$3600 plus extra \$1000 on rental houses due by December 31.

Current board members have all agreed to serve another year, motion was made by Brian Holland and second by Chris Guesnard.

Voting on Covenants and Rules and Regulations was yes on all items on the ballot described below.

Covenants

1. **Yes**, Amend and Restate HOA Covenants to incorporate previously approved changes, remove irrelevant articles and incorporate changes voted on today.
2. **Yes**, Amend and Restate HOA Covenants for Clarification to include Developer and/or HOA Board
3. **Yes**, Amend HOA Covenants to change from monthly rentals allowed to **no longer allow rentals** (grandfathering in the two houses that currently rent only while under current ownership) Rental rights not transferable with ownership transfer

Rules and Regulations

1. **Yes**, Amend Rules and Regulations to implement Boat Ramp quiet hours 10pm to 6am
2. **Yes**, Covered Boat Slips to obtain bids and move forward with project. Another vote will be obtained for final project approval also we need to obtain CORP approval to cover the slips or change the footprint.

Darrell made a motion to adjourn with Chris seconded.

The Board met after to explore options on enforcing the rental rules at the request of the homeowners in attendance. The homeowners were very vocal at the frustrations of the current rental issue. There will be a vote forthcoming for a course of action for enforcement of HOA rules and regulations.