

**River Downs Homeowners Association**  
**Meeting Minutes**  
**April 13, 2008- 7:00pm**

**Welcome and Treasurer's Report**

At 7:10 pm Steve Kousouris welcomed the neighbors who were in attendance. He immediately turned the meeting over to Cassandra for the Treasurer's report. She reminded everyone of the budget, including results from 2007, the planned budget for 2008 and the year to date results. (See attached report). She reminded the group that annual dues were now late and that several families had not paid, two of which are past due by 2 years.

**Committee Reports**

Web Site-Steve thanked Ron and shared that the cost of the upkeep of the web site would be much lower than in the past due to the structure and the generosity of Ron Seibel, who is our new web master. Ron will combine any information for the homeowners with the golf course for easy access to the overall information of our community at [www.riverdownshoa.com](http://www.riverdownshoa.com).

Landscape-Steve reported for Shirlee saying that the golf course owner was taking great care of the course as well as areas shared by homeowners. Much more mowing is being done by Rich Issac's crew than was ever done before.

Lighting- The main entrance is brighter and is at the limit of what BGE will allow.

Irrigation- Repairs are being looked at by Rich and the improvements to the system at the entrance are underway. The Turnberry entrance is more of a challenge due to the electrical hook up. This will need further investigation.

Directory- Jenn needs help with the future directories. She suggests that two people volunteer for the task, one of which would be the administrator in charge of updates, while the other Chair the sales/graphics responsibility. She is willing to train and assist in any way. Ask a friend, get involved!

Architectural Review- Tim reminded us of the fact that Tom Moore is still involved with the review process. If an item is in need of review and is exceptional then he will contact Tim and get the committee involved. At this point in the year, nothing new has been in need of review. As always, if you have concerns, please feel free to contact Tim.

Mailboxes- Painting of the wooden structures had been completed as far as the plan. Neighbor, Mark Ruddick has volunteered to help with the maintenance of the mailboxes for a small fee. It was brought up by a concerned homeowner that she had requested that repairs be made back in October, but nothing was done. When the flag on her box had been broken, the box was replaced and without consulting the homeowner. With no regard to the cost she received a bill for \$60.00 which she did not feel was fair. Steve reminded the group that the HOA had been taking care of the costs for repairs and replacements over the last year which included sections of the neighborhood. He and Tim would look into her situation more carefully. The goal of having the HOA take care of the boxes is so we are able to keep a more uniform look to the neighborhood, which can be very costly.

Two suggestions were made from homeowners to remedy the cost of upkeep. Stan Murray said he thought the homeowner's dues should be raised to \$250.00 which many agree is still exceptionally reasonable for a neighborhood such as ours. Janelle Baderian suggested the HOA ask for a one time assessment for mailbox repair good for a certain period of time. Steve said we would take these ideas into review at the next Board Meeting.

Golf Course- Janet announced that a **Homeowner's Golf League** was being formed to play golf on Wednesday evenings with a 5:30 shotgun time starting April 23<sup>rd</sup>. Juniors are welcome but must have a driver's license to drive a golf cart. The cost of the league is \$20.00 to play. Joe Burke has organized a neighborhood **Golf Tournament** to be held on May 18<sup>th</sup>. The format is a Scramble with a 1:00 shotgun start. Three prizes will be awarded. The cost is \$70.00 to play and includes water, soda, range balls, dinner and a cash bar. The dinner includes chicken, beef, and two sides. Non golfers may join in the fun for dinner for \$17.00. Junior groups are also welcome. The rules state that one member of each foursome must be a homeowner, but guests are welcome. Any non golfers who are interested in participating in the event are welcome to help. The committee is looking for assistance with food set up and a beverage cart drivers. Please RSVP by May 2<sup>nd</sup>.

### **Old Business**

Pool Development- Tim shared that new owners, Rich and Jamie Issac, are "on board" in the development of a neighborhood pool. Carroll County permitting is in the works. The goal for the construction is for next year with an opening date of summer 2009. A tiered membership plan is being considered with golf, golf/pool, or golf/pool/fitness center. As plans develop we will update homeowners on the permitting and construction.

### **New Business**

Stan Murray and Janelle Baderian are organizing a **Yard Sale** for May 10th. Signs directing sales in the neighborhood will be placed strategically in the neighborhood. If you are interested in participating please contact either Janelle or Stan. All those involved will be asked to help defer the cost of advertising by contributing to the cost of an ad in the newspaper.

### **Open Forum**

\*Many questions have been asked about the Fearn's home. It is now in the hands of a bank and will be up for auction in the near future.

\*A couple of homeowners shared that they have been victims of vandalism and theft. Trash cans have been damaged, fire wood has been stolen and Rich Issac stated that someone had removed golf carts out of the cart barn in the middle of the night and taken them on a joy ride. They were returned to the barn, but this is a danger and concern. If you have any information, please contact Rich at the River Downs Golf Course.

The meeting was adjourned at approximately 8:30pm with about 65-70 members in attendance.

Sincerely,  
Daphne Saragusa  
Secretary