

*River Walk*  
*Minutes - 2023/2024 Homeowners Association*  
*PO Box 1316*  
*Collierville, TN 38027*

**Minutes from 04/02/2024 Meeting**

**1. Call to Order**

- Attendees: Shawn McCall, Sloan Cooper, Keith Yarmowich (Phone), Mandy Polatty, Pete Rasnick, Virgil Roberson, Ty Turner, Bruce Steinkamp, Donna Roberson, Glen Murry, Rich Ladd – **PROXY:** Tim Wood, Ellis & Janet Phifer, Patrick Clements, Chuck & Debbie Newell, Kartek Vamsani, Terry & Cindy Pagliari.

**2. Review of Agenda**

**3. New Business Review**

- **2023-24 Action Plan Review presented by the Board:**

**1. Landscape and Property Enhancement Review**

**-Repaving of Neighborhood Streets:**

Board approved repaving streets in late April/early May, 3 bids reviewed, approximately \$120k cost covered from Reserve Fund. Detailed communications on when and the impact to travel and parking will be provided.

**-Mailboxes:**

Board approved plan to replace mailboxes and repaint posts this year, communications on when and impact will be provided. Funded from Reserve Fund.

**-Common Area Fence**

Current plans are to replace common area fence in 2025 with Reserve Funds. Alternative materials and Bids will be solicited and reviewed in '24.

**-Tree Replacement Program**

Discussed that the Cherry trees are on last leg of life and will need to be replaced soon. Based on funding/spend, may begin to replace a few of these this year. Final decision on what type of trees the replacements will be is pending review, they will not be Cherry trees.

**2. Architectural Committee Review:**

**-Landscape Review / Fines:**

Board will implement a process to issue notices to homeowners for violations of the covenants regarding the maintaining of landscaping/plants/yards/shrubs/tree stumps, etc, as well as other covenant and architecture violations. Notices will be followed by fines when applicable. More details will be communicated before the process is implemented. It is expected the process will start soon (June 1<sup>st</sup> Target)

- **Restrictive Covenants Review – Article V111 (see end of document for details of covenant)**

1. **Section 2(C) “Pets, Animals, Livestock or Poultry”** – noted the responsibility of homeowners to keep pets on leash and pick-up after their pets. Several complaints have been received about pet waste in the common areas and homeowners’ yards. Please do your part to maintain your pets.
2. **Section 2(E) “Garbage/Recycle Bins”, “Woodpiles”, “Storage Piles”** – reinforced the expectation all homeowners will put out and retrieve garbage cans per the CCR’s, i.e. out on street after 6p Sunday, retrieve by 6p Monday. See Landscape Review / Fines process.

3. **Section 2(H) “Grass”, “Weeds”, “Vegetation” and “Debris”** - See Landscape Review / Fines process
4. **Section 2(Z) “Leasing”** – Board has decided to put a motion forward to modify the Leasing CCR in front of the homeowners this year. The motion will propose to restrict Leasing entirely. More communication and details as this moves forward to a vote across all homeowners.

- **Website Review** – K. Yarmowich noted modest updates to the website were made this year. CCR information was moved to the unsecure section of the website allowing perspective homeowners to easily view this in advance of purchases. Some clean-up and adjustment of other pages.
- **Neighborhood Annual Activities**
  - Discussion about these and other possible neighborhood events. Anyone and everyone is encouraged to help chair these events and/or suggest new event. Discussion about starting the ‘progressive diner’ again and/or combining it with a ‘culinary event’ in the cove featuring food types across the diverse set of homeowners we have.
    1. Chili Cook-Off
    2. Easter Egg Hunt
    3. Summer Fish Fry – July/August
    4. Halloween Celebration
    5. Luminaries – December
- **2023 Budget Review** – Shawn reviewed document in detail (see Budget documents)
- **2024 Budget Review** - Shawn reviewed document in detail (see Budget documents)
- **2024 Board of Directors Election** - **Bruce Steinkamp** motioned for the proposed slate of Directors to be approved, **Sloan Cooper** seconded the motion. Motion approved and 2024 Board will consist of: **Sloan Cooper - Shawn McCall - Glen Murry - Praneeth Nangunoori - Keith Yarmowich - Mandy Polatty - Pete Rasnick Tim Wood - Virgil Roberson**

4. Meeting Adjournment

### **RESTRICTIVE COVENANTS - Current**

1. **Pets / Animals (Article VIII), Section 2 (C):**

**All pets shall be confined within homes or fenced areas or restrained by leash at all times. Each owner shall prevent its pet(s) from soiling walks, paths, and all portions of the common area and, is so soiled, shall immediately clean and properly dispose of such waste.**

**Please be kind and pick up after your pet.**

2. **Garbage – Equipment (Article VIII), Section 2 (E):**

**All equipment, garbage cans, service yards, woodpiles or storage piles shall be kept screened by adequate planting or fencing so as to conceal them from view of the drives and street. All rubbish, trash, or garbage shall be regularly removed from the**

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premises and shall not be allowed to accumulate thereon. Garbage and Recycle Bins shall not be placed at or near any street earlier than 6PM the evening prior to collection and shall be removed before 6PM on the day of collection.

Leaving Trash and Recycling Bins outside in your driveway is PROHIBITED.

3. **Lawn (Article VIII), Section 2 (H):**

Grass, weeds, vegetation and debris on each lot shall be kept mowed and cleared at regular intervals by the Homeowner thereof so as to maintain the same in a neat and attractive manner. Trees, shrubs, vines, debris and plants shall be promptly removed from such lots

4. **Lease of Residence (Article VIII), Section (Z) (EE):**

(Z) Any lease of any residence shall be in writing and for a period of least twelve (12) consecutive months. No owner may lease less than his entire dwelling unit. Each tenant or lessee shall be provided with a copy of this declaration by the owner. An owner leasing a dwelling unit shall at all times be responsible for his tenant's or lessee's compliance with all the provisions of this declaration in the occupancy and use of the dwelling unit.

(EE) WHEREFORE: In order to provide for community safety, to provide protection for children and families, and to provide for the stability of home values in this subdivision community, an additional covenant running with the land and enforceable against all present owners of said lots, and their successors in interest, grantees, and assigns both at law and in equity, is that no subdivision lot or dwelling thereon shall be conveyed to, leased to, or occupied by a convicted, registered sex offender listed in any State or Federal sex offender registry. Any costs associated with the enforcement of this provision shall be paid by the lot owner who violates this provision.